

Delegated Report		Analysis sheet		Expiry Date:		28/03/2013	
		N/A / attached		Consultation Expiry Date:		07/03/2013	
Officer				Application Number(s)			
Hilary Cuddy				2013/0617/P			
Application Address				Drawing Numbers			
Whitestone House Whitestone Lane London NW3 1EA				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement glass and metal balustrade at ground floor level on east elevation of existing dwelling (Class C3).							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 06/02/2013 and 27/02/2013 A press notice was published between 14/02/2013 and 07/03/2013 No responses have been received.					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC objected on the grounds that the proposed balustrade materials are inconsistent. The proposal lacks coherence and architectural style contrary to DP24 (15). Please see section 3 for officer's response					

Site Description

A substantial single family dwelling forming part of a group of 3 houses on the north side of Whitestone Lane on the western edge of Hampstead Heath. The site lies within the Hampstead Conservation Area and is identified as making a positive contribution to the conservation area. The attached property to the rear (Gang Moor) is listed Grade II.

Relevant History

2012/6423/P- Replacement glass balustrade at ground floor level on east elevation of existing dwelling (Class C3). Withdrawn Decision 14/01/2013;

2005/5458/P- Amendment to planning permission dated 31/10/03 (2003/0150/P) for various extensions and alterations, in respect of retention of a raised rooflight on the rear roofslope of the single family dwellinghouse, two flues on the rear roofslope, and minor alterations to the ground floor fenestration on the Heath side elevation. Granted 24/02/2006;

2004/0557/P- For alterations to the basement floor pool layout to extend beneath Whitestone Lane as a variation to planning permission for a 4 storey extension (including basement level) to the existing single family dwelling house. Granted 31/10/2003; and

2003/0150/P: For the erection of rear and side extension at basement level, and a rear extension at ground, 1st, 2nd and roof levels to provide habitable floorspace for a single family dwelling house, incorporating excavation of rear terraces, new parking areas, and associated landscaping and boundary fencing. Granted

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Hampstead Conservation Area Statement (2001)

Audit

Guidelines

Assessment

1. Proposal

The application refers to the replacement of the stone balustrade to the terrace at ground floor level with a part metal and part glass balustrade. The application proposes a metal balustrade to the main ground floor terrace and a metal balustrade to on the bridge section towards the heath and on the stairway leading to the garden.

A previous application 2012/6423/P was submitted for a complete glass balustrade but this was subsequently withdrawn in January 2013.

2. Assessment

The main issues are a) design & impact on the appearance of the host building, and on the character and appearance of the conservation area and b) neighbour amenity.

3. Design and Appearance

Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia *'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'* The property lies within Hampstead Conservation Area, and any alterations to the property should therefore *preserve and enhance* the character and appearance of this conservation area.

Paragraph 4.7 of CPG1 advocates that *'wherever possible you should use materials that complement the colour and texture of the materials in the existing building'* Although the proposal relates to an existing balcony, careful consideration should be given to the impact of the choice of materials on the character of the rear elevation of host building and the surrounding area.

The proposal is to replace part of the existing balustrade which currently consists of reconstituted stone with bottles and piers with a part glass and part metal balustrade. A glass balustrade is proposed to the garden elevation and a metal balustrade is proposed on the Heath side elevation and the bridge section leading to the garden. It is considered that a glass balustrade would be inappropriate in this instance as it does not respect the character and appearance of the host building or wider conservation area. Although the host property has been altered and extended, the property remains traditional in its design and therefore the proposal of a glass balustrade would appear out of setting and would spoil the architectural integrity of the host building. As such it is considered that the choice of materials would materially harm the character of the garden elevation of the host building and the wider area.

In terms of visibility from street level and longer range views, although the applicant has demonstrated that the proposed terrace is not be visible from views from Whitestone Lane, it would be possible to view the terrace from longer range views from the Heath

Although the revised proposal seeks to respond to this with the use of metal to the Heath side elevation this only serves to create an inconsistent design that, as noted by the Hampstead CAAC lacks coherence and architectural integrity and is therefore contrary to DP24.

4. Amenity

There are no concerns in the proposal regarding amenity, the proposal complies with DP26.

5. Conclusion

For the reasons mentioned above, it is concluded that the proposed replacement balustrades by virtue of the glazed material finish and the combination of glazed on the garden elevation and metal on the Heath side elevation material finish would appear as an incongruous addition to the host building, which is considered to make a positive contribution to the Conservation Area. As such It is considered that the proposal would thus fail to preserve and enhance the character and appearance of the Hampstead Conservation Area, contrary to Policies CS14, DP24 and DP25 of Camden's Local Development Framework.

Recommendation: Refuse Planning Permission

