

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/12/2012
		N/A		Consultation Expiry Date:	06/12/2012
Officer			Application Number(s)		
Gideon Whittingham			1) 2012/5622/P 2) 2012/5623/L		
Application Address			Drawing Numbers		
72 Hampstead High Street London NW3 1QP					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>1) Erection of a single storey rear sided mansard roof extension with two dormer windows at second floor level; addition of a dormer window on the front roof slope and associated works including fenestration alterations in connection with second and third floor maisonette (Class C3).</p> <p>2) Internal and external alterations in association to the erection of a single storey rear sided mansard roof extension with two dormer windows at second floor level; addition of a dormer window on the front roof slope and associated works including fenestration alterations in connection with second and third floor maisonette (Class C3).</p>					
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent			
Application Type:		1) Full Planning Permission 2) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	24	No. of responses	01	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on 31/10/2012 and a public notice was published in the Ham & High on 15/11/2012.</p> <p>The occupier of No.70 (1st floor) Hampstead High Street commented upon the proposal and is summarised below:</p> <ul style="list-style-type: none">• Would withhold view of application, with specific regard to impact upon living conditions, until fully informed following officer visit and meeting <p>An officer visit and meeting took place with said occupier. No further comment has been received.</p>					
CAAC/Local groups comments:	<p>The Heath & Hampstead Society raised objection and is summarised in detail below:</p> <p><u>Design / impact on the listed building/conservation area</u></p> <ul style="list-style-type: none">• Rear roof level alterations do not contribute to architecture of building (refer to para.2.1-2.3).• Uncharacteristic dormer to front elevation (refer to para.2.5); <p><u>Amenity of neighbouring occupiers</u></p> <ul style="list-style-type: none">• Overlooking and associated noise from terrace (refer to para.1.2); <p>The Hampstead CAAC were notified and raised no objection</p>					

Site Description

This application relates to a four storey and basement Grade II listed building, comprising basement, ground, first, second and third floor levels. The property is located on the south side of Hampstead High Street with the junction of Perrin's Court. The adjacent buildings along Perrin's Court, namely Nos. of 2, 4, 6, 6a and 6b are Grade II listed.

The property forms part of the Hampstead Town core retail frontage, within the Hampstead Conservation Area.

The building at basement, ground and first floor levels are in Class A1 retail use. At second and third floor levels, the building forms a self contained residential unit, accessed via Perrin's Court.

This application solely relates to the residential element of the building at second and third floor level and entrance elevation on Perrin's Court.

Relevant History

N/A

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS4 (Areas of more limited change)

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:

CPG1 Design; CPG6 Amenity

The Hampstead Conservation Area Statement (2001)

Assessment

1. Proposal:

1.1 The applications propose:

- Replace existing hipped roof with mansard extension for provision of additional residential accommodation at rear second floor level
- The mansard comprises 2 lead clad dormer windows facing Perrin's Court and a rooflight above
- Replace and enlarge existing window opening located at second floor level facing Perrin's Court
- Detailed design replacement of doorways to residential and commercial units facing Perrin's Court
- The installation of a lead clad dormer window within the front roofslope, comprising a timber sash window located at third floor level facing Hampstead High Street (north elevation)
- The installation of single rooflight at main roof level, resulting in the removal of 3 existing rooflights

1.2 Revisions have been made during the course of the application to include:

- Alteration to design and form of second floor level roof extension
- Removal of terrace from roof second floor level extension and associated access

1.3 The principal considerations material to the determination of these applications are summarised as follows:

- Design
- Amenity

2. Assessment

Design

2.1 In contrast to the 4 storey buildings along the southern side of Hampstead High Street, Perrin's Court has a much more intimate scale with buildings predominately terminating at 2 or 3 storey's in height. The application property itself fronts Hampstead High Street with four storeys, whilst the rear section facing Perrin's Court, by virtue of its architectural style and scale at 2 storeys in height, could be read as a separate building in its own right.

2.2 It is considered that the rear section facing Perrin's Court, by virtue of its existing stature, roof form and prevailing development, could suitably accommodate a sympathetic mansard roof addition without undue harm to the main, adjoining and surrounding listed buildings within the wider conservation area. The proposed mansard and associated dormers facing Perrin's Court align with guidance forming part of CPG1 (Design), in respect of size, scale and materials proposed. The proposed extension neither competes nor detracts from the integrity of the listed building and therefore, is considered acceptable in design terms.

2.3 The proposed elevational treatment along Perrin's Court, including the alteration to the ground floor doorway and first floor window, by virtue of their materials and detailed design are considered acceptable.

2.4 The installation of a dormer window to the Hampstead High Street elevation set amongst comparable features within the wider area is considered acceptable. The proposed cladding materials and window design is appropriate in design terms and would serve to preserve the special architectural interest of the building.

2.5 In terms of associated internal alterations, as a result of being significantly altered in the past, the building retains very little historic value and only contributes by way of the external façade. In light of the interior assessment, there would be no objection to the scope of works proposed.

Residential Amenity

2.7 In terms of amenity, guidance forming part of CPG6 indicates the most sensitive areas to overlooking are living rooms, bedrooms, kitchens and the part of a garden nearest to the house.

2.8 In this instance, the proposed second floor roof extension would introduce 2 new dormer windows facing the southern side of Perrin's Court. Whilst it is acknowledged this would result in a degree of overlooking, given the width and already intimate nature of Perrin's Court, this matter would not substantiate a reason for refusal on this issue alone.

2.9 It is considered no undue harm would be caused in terms of access to sunlight, daylight or sense of enclosure, by virtue of the mansards recessed position and proximity to surrounding windows and rooflights serving habitable rooms.

2.10 In terms of the residential amenity of present/future occupiers of the maisonette, the proposed extension and other works would improve the quality of accommodation for the occupiers. The works would facilitate more spacious living accommodation, altering a one bedroom unit into a two bedroom unit.

Recommendation: Grant Planning Permission and Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 17th December 2012.
For further information please click [here](#).