

Delegated Report		Analysis sheet		Expiry Date:		15/11/2012	
		N/A / attached		Consultation Expiry Date:		01/11/2012	
Officer				Application Number(s)			
Craig Raybould				2012/4902/P			
Application Address				Drawing Numbers			
10 Rosslyn Hill London NW3 1PH				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlargement of front basement lightwell, installation of new York Stone steps to side elevation and hard and soft landscaping to the front of existing residential dwelling (Class C3).							
Recommendation:		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A press notice was placed in the Ham & High newspaper from 11/10/2012 to 01/11/2012.</p> <p>A site notice was displayed from 03/10/2012 to 24/10/2012.</p> <p>No responses have been received from neighbouring properties.</p>					
CAAC/Local groups comments:		<p>The Hampstead CAAC were consulted on 28/09/2012.</p> <p>17/10/2012 – The CAAC commented that they would like to see some planting included in the proposals and stated that they assumed that the proposed steps are not associated with the door opening of the rear terrace.</p> <p><i>Officer comment: The proposals include hard and soft landscaping to the front garden and the proposed works will be largely hidden from street view by the front and side boundary wall. The proposed steps to the side of the main house provide access to the basement lightwell and are not associated with the rear terrace.</i></p>					

Site Description

The application site is a five storey dwelling house comprising lower ground, ground, first, second and third floors. It forms part of a semi-detached pair of villas together with no. 8 Rosslyn Hill. The pair form a single architectural composition that are notable for their grand appearance, design merit and symmetry. The plot is characterised by mature planting to both the front and rear.

Similar semi-detached residential properties adjoin the site on all sides, with the exception of the grade II listed No. 12 Rosslyn Hill (on the junction of Rosslyn Hill and Hampstead Hill Gardens) immediately to the north-west of the application site.

The site is located within the Hampstead Conservation Area and the building is considered to make a positive contribution to its character and appearance.

Relevant History

2010/6339/P – Planning permission was **granted on 24/01/2011** for the erection of a 2 storey side extension at lower ground and ground level with external staircase to rear elevation following demolition of existing extension; and various fenestration alterations including installation of sash windows to rear and side elevations (Class C3).

2010/4543/P – Planning permission was **granted on 19/10/2010** for a change of use from two self-contained residential units into a single dwelling house (Class C3) and associated alterations to rear elevation lower ground floor bay window.

2007/6411/P – Planning permission was **refused on 03/07/2008** for the formation of a new vehicular entrance with metal gates and associated hard standing for one car space.

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance 2011

CPG1 (Design)

CPG5 (Basements & Lightwells)

CPG6 (Amenity)

Hampstead Conservation Area Statement (2001)

The London Plan (2011)

The NPPF 2012

Assessment

1. Proposals

1.1 The application proposes extending a section of the front basement lightwell by 1m into the front garden, the installation of a new set of York Stone steps to the flank of the building to provide access to the lightwell and hard and soft landscaping to the front garden.

Revisions

1.2 The proposals have been revised following negotiations with the agent. The original submission (dwg nos. RH.PE.01 and RH.PP.01) proposed increasing the width of the lightwell substantially by pulling out the front-most by approximately 2m at an obscure angle. This was considered to have an unacceptable impact on the appearance of the building and the Hampstead Conservation Area.

1.3 Revised proposals have been submitted (dwg nos. RH.PE.01 Rev A and RH.PP.01 Rev A) which show the lightwell extended by a more modest 1m to the front and at a shape that follows the contours of the front bay window.

1.4 The key planning considerations associated with the proposals are:

- Design; and
- Amenity.

2. Analysis

Design

2.1 Policies CS14 and DP24 require alterations to existing buildings to be of the highest standard of design having regard to the site character, context and the appearance of the existing building. Policy DP25 requires new development in conservation areas to preserve or enhance their special character.

2.2 CPG4 provides specific guidance in relation to lightwells and explains that their presence or absence is important in defining the prevailing character of a neighbourhood. Whilst in general, CPG4 seeks to avoid the development of excessively large lightwells, para 2.67 explains that:

“In plots where the depth of a front garden is quite long, basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street. In these situations new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable”.

2.3 The initial proposals to extend the lightwell were considered to be excessively large and in conflict with the guidance set out in CPG4. The scaled back lightwell proposed in the revised scheme however is considered to relate more sensitively to the design of the main building by following the contours of the front bay window and retaining the form of the original lightwell more closely. Whilst enlarging the lightwell would disrupt the symmetry between no. 10 and the adjoining property no. 8 (which retains its original lightwell), the relatively modest size of the proposed lightwell and visual buffer created by the front garden renders this impact negligible.

2.4 The proposed lightwell would include an integrated planter at basement level, a rendered retaining wall and a metal safety balustrade 1.1m in height in order to meet British Standards.

2.5 The proposed plans include some soft planting in the front garden. The type and species of planting proposed has not been confirmed. It is not considered necessary to require these details for approval by the Council.

2.6 The front garden would include some hard and soft landscaping. The proposed plans include the planting of some shrubbery. Whilst the species planting have not been confirmed, these are not considered necessary to control in an application of this nature. The proposed hard landscaping consists of via new York Stone walkway with cobbled edges leading to the front and side of the house. York Stone is considered to be a high quality material appropriate for the main building and for the conservation area.

2.7 A new set of York Stone steps are also proposed to the flank of the building, creating a new access from the side path to the basement lightwell. These will match the existing steps to the rear side extension and are considered acceptable.

2.8 The proposals are considered to be sympathetic to the design and appearance of the main building and the adjoining property with which it forms a pair, and would preserve and enhance the character and appearance of the Hampstead Conservation Area. The additional excavation for the lightwell by approx 2sqm is 'de minimus' in the context of the existing lightwell and basement floor and will not raise any issues of land stability and hydrology. This complies with policies CS14, DP24, DP25 and DP27.

Amenity

2.9 The proposals are confined to lower ground and ground floor level within the confines of the front garden. They are set behind the existing front and side boundary walls and will not give rise to any amenity concerns in terms of overlooking or overshadowing. This complies with policies CS5 and DP26.

3. Recommendation: Grant planning permission.

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