

Delegated Report		Analysis sheet		Expiry Date:		19/11/2012	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		(1)& (2) 01/11/2012	
Officer				Application Number(s)			
Angela Ryan				(1) 2012/4784/P (2) 2012/4818/L			
Application Address				Drawing Numbers			
17 Downshire Hill London NW3 1NT				Refer to decision notices			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(1) & (2) The erection of a single storey rear extension and replacement side extension at ground floor level, an infill side extension at rear first floor level, installation of rooflights in the ground and first floor extensions, creation of a terraced area at rear ground floor level, installation of a window in the flank wall north-east elevation, alterations to ground floor front elevation including a new staircase and bin store area, new stone steps and new balustrade in connection with existing use as residential dwelling (Class C3).							
Recommendation(s):		(1) Grant Planning Permission (2) Grant Listed Building Consent					
		(1) Full Planning Permission (2) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							

Consultations

Adjoining Occupiers:	No. notified 3		No. of responses 1	1	No. of objections 1	1
Summary of consultation responses:	<p>A site notice was displayed between 05/10/2012 expiring on 26/20/2012 and a public notice displayed in the local press on 11/10/2012, expiring on 01/11/2012. One letter of objection has been received from the occupier of no. 18 Downshire Hill. A summary of the objections are as follows:</p> <p>Amenity:</p> <ul style="list-style-type: none"> - If the ground floor extension is full width then it would result in the loss of light (Officer's response: The ground floor extension proposed is not full width) - The loss of privacy and potential light pollution by virtue of the proposed summer house in the rear garden (Officer's response: The summer house has since been omitted from the scheme) - Overlooking by virtue of the proposed first floor roof terrace (Officer's Response: A first floor roof terrace was never proposed and an error was made by the Council when writing the description of development which has since been remedied) 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Hampstead CAAC: Objected on the grounds that:</p> <ul style="list-style-type: none"> - The new garden formation and extended hard surfacing and cutting back the existing garden levels (Officer's response: See paras 1.2 and 2.5 in this report) - The proposed summer house (Officer's response: Removed from the proposal –see para 1.2 in this report) - Rear elevation should include timber French doors and side lights instead of the proposed folding doors (Officer's response: See paras 1.2 and 2.4 of this report) 					

Site Description

The application property is a modest, two storey house dating from circa 1823 which forms a symmetrical pair with number 16. It lies within a group of buildings of similar design where the predominant land use is for residential purposes.

The site is grade II listed and also lies within the Hampstead Conservation Area.

Relevant History

18 Downshire Hill

12/12/2005 Permission granted for the partial demolition of existing ground floor and first floor rear extension and erection of a partly single storey partly two storey rear extension under a single sloping roof, including new garden access for the single family dwelling house. (2005/4553/P)

19 Downshire Hill

18/08/2008 Permission granted for Works in association with the demolition of existing two storey rear addition and construction of a part one, part two storey rear extension; internal works to the main building and the separate studio located within the rear garden space.(2008/1879/P)

20 Downshire Hill

08/03/12- Permission granted subject to a S106 for a CMP for the erection of replacement two storey rear extension at ground and first floor levels, excavation of enlarged basement level, erection of replacement ancillary residential outbuilding in rear garden and associated alterations to single family dwelling house (Class C3). (2011/3253/P)

Relevant policies

Core Strategy:

CS1-(Distribution and growth)

CS5-(Managing the impact of growth and development)

CS14(Promoting high quality places and conserving our heritage)

CS15- (Open space and biodiversity)

Development Policies:

DP22 –(Sustainable design and construction)

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: Chapters, 1, 2, 3, and 4

CPG 6- Amenity: Chapters 6& 7

Hampstead Conservation Area Statement 2001

London Plan 2011

National Planning Policy Framework 2012

Assessment

1.0 Proposal

1.1 The applicant seeks to:

- Erect a single-storey part width rear extension at ground floor level
- Replacement side extension at ground floor level
- Erect an infill side extension at rear first floor level
- Install rooflights in the ground and first floor extensions
- Creation of a terraced area at rear ground floor level
- Install a window in the flank wall north-east elevation
- Alterations to ground floor front elevation including a new staircase and bin store area, new stone steps and new balustrade
- Excavation of the rear garden in order to level it out

1.2 During the course of the application the scheme has been revised to:

- omit the summer house proposed in the rear garden
- Reduce the length of the stairs at rear ground floor level, and erect a more discrete stair and a terraced garden
- Enlarge the rooflight on the roof of the proposed ground floor extension
- Reduction in the wall opening to the existing dining room area at the rear of the building
- Retention of the hall floor and ceiling at ground and first floor level

1.3 The issues to therefore consider are:

- The impact on the special interest of the listed building and character and appearance of the conservation area; and
- The impact on amenity

2.0 Impact on the special interest of the listed building and character and appearance of the conservation area

Front elevation:

2.1 In terms of the works proposed on the front elevation, the existing front boundary wall is to be taken down and rebuilt using the existing stock bricks. This is constructed from weathered bricks which match the wall at number 16. An inspection of the wall revealed cracking (probably as it is retaining the front garden). In principle no objection is raised to this element of the proposal, however a method statement is required indicating how the wall will be taken down and the bricks, coping and railing salvaged. It would be expected that the methodology proposed would cause the least amount of damage to the façade to facilitate their re-use. It is recommended that an appropriate condition is attached to the listed building consent to secure the above.

2.2 A small bin store would be incorporated by the steps with the bulk effectively below ground level which raises no objection. The stairs are also being slightly widened but this raises no objection (as they appear to have been rebuilt), given that the weathered stone steps are proposed to be reused.

Rear elevation:

2.3 The proposed rear extension is sufficiently set in from the side elevation and low enough in height to relate sympathetically to the host building and its rear wing. A lightweight structure has been achieved by incorporating a large rooflight on the ground floor extension which is considered to be appropriate in the location. The new extension is proposed to be approximately 4.5m long, 3.3m deep and 3m high. In terms of its overall bulk and relationship with the host building it is considered acceptable.

This includes the replacement side extension. A first floor infill extension is proposed which provides accommodation for a small bathroom at first floor level which is modest in size and well set back from the main rear elevation of the building so as to be subservient.

2.4 A simple metal framed double glazed window is proposed to the rear elevation of the ground floor extension. This is considered to assist in achieving a lightweight appearance and is appropriate in terms of distinguishing the new work from the original building.

2.5 The boundary wall of the rear garden, existing trellis and fencing are to be retained which is welcomed. The existing mature planting will be retained or replaced like for like.

2.6 The creation of the steps in the rear garden was originally proposed to span the width of the garden which was considered to be inappropriate as it would have resulted in the significant loss of garden area, coupled with the proposed excavation to level the garden out. The scheme has since been revised to create a narrower width staircase and a planting terrace alongside to address this concern.

Internal layout:

2.6 The internal layout slightly unusual in that the rear room at both ground and first floor level are accessed through another room. Plans from 1940 suggest that the rear space was used as a kitchen and larder although it's not clear if this was the original use of the space. The brickwork on the rear elevation has weathered to the same extent as the rest of the building and its neighbour which suggests that the footprint and basic layout of the building is original (with the exception of the infill extension approved in 1981 (ref: HB2729).

2.7 Objections were raised in respect to the initially proposed removal of the original rear wall at ground floor level. Coupled with the extension it was considered that this would create one large open plan space (with a similar footprint to the original building) which is entirely out of character with the building. The scheme has since been amended so the rear wall is retained to address this concern.

2.8 The ceiling/floor heights in both the rear rooms at both ground and first floors is to be raised. No objection is raised to this as on the ground floor the ceiling height is relatively low and awkward. No original ceilings would be lost as a result.

2.9 Although in a number of rooms full height joinery is proposed this is confined to rooms where there is no cornice or fireplace and thus would not obscure any feature of note.

3.0 Amenity:

3.1 The proposals would not result in having any adverse impact on neighbouring amenity by way of the loss of light, loss of outlook, overlooking, loss of privacy or adding to the sense of enclosure.

3.2 The site is not within an area of Hydrological constraint and therefore it is considered that the proposed excavation of the rear garden in order to level it out would not have any significant adverse impact on neighbouring amenity.

Recommendation:

(1) Grant Planning Permission

(2) Grant Listed Building Consent

DISCLAIMER

**Decision route to be decided by nominated members on Monday 19th November 2012.
For further information please click [here](#).**

