

Delegated Report		Analysis sheet		Expiry Date:	15/10/2012
				Consultation Expiry Date:	04/10/2012
Officer			Application Number(s)		
Craig Raybould			1) 2012/4065/P 2) 2012/4090/L		
Application Address			Drawing Numbers		
3 The Mount London NW3 6SZ			Refer to draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1 & 2. Demolition of existing extensions at rear ground floor level (utility room and kitchen link), the enlargement of the existing kitchen extension and the erection of new glass extension at rear ground floor level, replacement of garage door and replacement glazing to studio.					
Recommendation(s):		1) Grant planning permission; 2) Grant listed building consent.			
Application Type:		Householder Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:	No. notified	10	No. of responses	01	No. of objections	00
			No. electronic	01		
Summary of consultation responses:	<p>The applications were advertised in the Ham & High newspaper from 13/09/2012 to 04/10/2012.</p> <p>A site notice was displayed from 05/09/2012 to 26/09/2012.</p> <p>No objections have been received.</p> <p>One comment received from 4 The Mount- 'I am concerned about the party garden wall. Behind this wall and at the side of No 21 is a passage that leads to my back door, No 4 the Mount. At the bottom of this wall extending under the entrance to my back door is an underground passage. My house has a basement whereas No 3 The Mount does not. I am worried that no one has inspected what lies behind the high wall in my property and if the demolition of the utility room and the moving of the steps to against this wall would cause it to collapse. I have no objection to the steps being moved as long as this wall is secure'.</p> <p><i>Officer comments- this is a party wall matter and the applicant will be advised by informative of the relevant legislation.</i></p>					
CAAC/Local groups comments:	<p>Hampstead CAAC were consulted on 31/08/2012.</p> <p>No comments have been received.</p>					

Site Description

The application site is a three storey residential dwelling house dating from the mid C19. The property is Grade II listed and is located within the Hampstead Conservation Area. The property forms part of a group of pairs of semi-detached houses facing onto The Mount, all set behind front gardens with low boundary walls.

The property has a stucco finish which is channelled at ground floor level and includes rusticated quoins on the building edges. The roof is a dual pitched valley form with front and rear parapets. Windows appear to be the original timber framed sashes.

To the rear the garden slopes up and includes a garage accessed off Holly Mount, with studio space below. There is an existing kitchen extension and utility room extension (dating from the 1980's) at ground floor level to the rear.

Relevant History

2012/3463/P & 2012/3499/L – Planning permission and listed building consent was **granted on 23/08/2012** for the rebuilding of the boundary wall to the front elevation using reclaimed bricks, installation of metal railings and new gate and piers with arched lamp stand, all associated with the use as residential dwelling (Class C3).

8770367 – Listed building consent was **granted on 17/09/1987** for the Part demolition of existing flank wall (south) from first floor level to top parapet and rebuilding to match existing as shown on drawing No.151/SK2"A". The replacement of an existing ground floor window (rear) by glazed French doors.

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)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

Development Policies

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)

Hampstead Conservation Area Statement (2001)

The London Plan (2011)

The NPPF 2011

Assessment

1. Proposals

1.1 The application proposes:

- Removal of the existing 1980's rear ground floor level extension and the installation of a new window to match existing;
- Removal of the existing 'kitchen link' extension at rear ground floor level;
- The enlargement of the existing kitchen extension at rear ground floor level including a new glazed link connecting it to the main house;
- Replacement of garage door and removal of air-conditioning unit from garage roof;
- The enlargement of window openings on the rear elevation of the studio beneath the garage.

1.2 The key considerations arising from the proposals are:

- Design – Impact of the works on the appearance of the building, the character of the CA and the on the special architectural and historic interest of the listed building.
- Amenity;
- Trees;
- Other matters – Internal works.

2. Revisions

2.1 The original scheme proposed the replacement of windows at rear first floor level with French doors and cast iron Juliette balcony style railings. This element of the scheme was considered contentious in listed building terms owing to the loss of the original windows. The 'existing' plans also incorrectly depicted a set of French doors at rear ground floor level (adjacent to the kitchen extension) which is in fact an existing window opening.

2.2 Revised drawings have been submitted omitting the proposed French doors and cast iron railings at rear first floor level and correctly depicting the 'existing' situation at rear ground floor level.

3. Analysis

Design

3.1 The existing kitchen extension at rear ground floor level is not an original part of the listed building and has little historic significance. It is proposed to increase the floor area of the extension by approximately 3.75sqm by setting back the rear boundary wall of the extension by an additional 1.5m. The new rear wall would be finished in brickwork to match the existing and would include steps to the flat roof which would be used as a terrace, as

is the existing situation.

3.2 The changes to the kitchen extension are minor in nature and would not affect the historic interest of the listed building. Owing to the confinement of the works to the rear garden, the proposals would have a negligible impact on the appearance of the building and the character and appearance of the CA.

3.3 The removal of the non-original part brick, part glazed 'kitchen link' extension is welcomed. It is proposed to replace this with a larger glazed extension measuring 4.4m (w) x 3m (h) x 3m (L). The extension will join onto the proposed kitchen extension and will be accessed via a new set of French doors replacing the existing window located at rear ground floor level. The proposed French doors are a facsimile of those approved in a previous listed building consent dating 17/09/1987 (ref: 8770367) and are considered acceptable in terms of their form, materials and finished appearance. The glazed extension would be lightweight and translucent in appearance consisting of one only piece internal metal framing. The remainder of the extension consists entirely of glass and as a result will have a minimal visual impact on the appearance and special interest of the listed building.

3.4 The removal of the non-original 1980's utility room at rear lower ground floor level is welcomed. The proposed window that will be installed in the newly revealed wall is a 2-over-2 pane sash window and is of an appropriate size, form and appearance.

3.5 It is proposed to replace the existing reinforced plastic garage door facing Holly Mount with a timber garage door. The timber door is considered a more appropriate finish within the context of the CA and is welcomed, as is the removal of the redundant air-conditioning unit on the garage roof.

3.6 There is an existing 'studio' space underneath the garage (which is not part of the listed building), accessed from the rear garden. It is proposed to replace the existing glazed entrance door with a timber door and create a fully glazed wall to increase the amount of light received into the space. The glazed wall would only be visible from the garden and is not considered to negatively affect the setting of the listed building.

3.7 Owing to the topography of the site and the confinement of the works to the rear, the proposals would not be visible from the street or from neighbouring properties. The enlargement of the kitchen extension would have a minimal affect on the form and appearance of the building and the lightweight, translucent glazed extension would be sympathetic to the architectural form and interest of the listed building. Additional benefits delivered by the scheme, including the removal of the 1980's extension (utility room) and the air-conditioning unit on the garage roof, and the replacement of the existing plastic garage door with timber would improve the setting of the listed building and preserve and enhance the character and appearance of the CA. The proposals therefore accord with policies CS14, DP24 and DP25.

Amenity

3.8 The enlargement of the kitchen extension will allow for a larger roof area (an increase of approx 3.75sqm). As is the current situation, this area will be used as a terrace incidental to the enjoyment of the dwellinghouse. The terrace directly adjoins the rear gardens of nos. 1 and 2 The Mount. Having regard the minor increase in the size of the terrace area and that the existing trellis located at the boundary between nos. 3 and 1 & 2 will be retained, it is not considered that the terrace would give rise to any undue invasion of privacy or noise disturbance.

3.9 The proposed glazed extension is located directly behind the host building and does not overlook any neighbouring property. The works to the garage would not be visible from neighbouring properties and consequently are not considered expected to give rise to any amenity concerns.

3.10 The proposals do are not considered to have any undue negative affect on the amenity of neighbouring residents and comply with policies CS5 and DP26.

Trees

3.11 There is an existing Lime tree in the rear garden in close proximity to the existing kitchen extension. The root protection area of the tree which would be slightly encroached upon by the enlargement of the kitchen extension. Whilst Lime trees are a particularly hardy species and it is not considered that the extent of encroachment is significant, it is recommended that a condition be attached to any consent requiring the submission of details of how trees on site are to be retained and protected during demolition and construction

work for approval by the LPA.

Other matters – Internal works

3.12 No internal works are proposed as part of these applications. However it was noted on site that works have commenced on the internal refurbishment of the property. The agent has advised that these works constitute routine repair and maintenance and therefore do not require listed building consent. The extent of works, including removal of sections of plaster (including some areas of original lathe and plaster) lifting of floorboards, removal of some area of skirting and cornicing, are considered to be of the extent that may affect the special architectural and historic interest of the building and therefore require listed building consent.

3.13 The agent has been advised of the legislative provisions for the protection of listed buildings (sections 7 & 9 of the Planning Listed Buildings & Conservation Areas Act 1990) and has been advised that continuing any further works would be at the risk of those executing or causing the execution of the works.

3.14 A Schedule of Works and photographic records of the building in its former condition has been requested and a new Enforcement Investigation established. Photographic evidence of the works were obtained during the site visit.

3.15 As the internal works are not included the proposals, they should not prejudice the decision made on this application. However, it is recommended that an informative be attached to any consent to confirm the Council's position in respect of the internal works and the potential risk of enforcement action.

4. Recommendations

4.1 For the above reasons it is recommended that planning permission and listed building consent is granted.

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