

Delegated Report		Analysis sheet	Expiry Date:	28/08/2012
		N/A / attached	Consultation Expiry Date:	31/7/2012
Officer			Application Number(s)	
Hugh Miller			A:2012/3445/P B:2012/3231/L	
Application Address			Drawing Numbers	
90 Heath Street London NW3 1DP			See draft notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>A:2012/3445/P - Variation of condition 3 (development to be carried out in accordance with the approved plans) pursuant to planning permission 2010/2881/P (decided 23/09/2010 for Erection of single storey conservatory extension at rear lower ground floor level; alterations to side elevation rear, new roof rooflights to rear slope roof to dwelling house) to allow for minor amendment to include part mono-pitched glass roof with part solid flat roof; timber framed glazed double doors and a window to the rear elevation; floor level of the conservatory to be lower that the existing main lower ground floor level such that the two flank windows would remain as existing, and omission of new window opening at 1st floor level rear elevation of existing house (Class C3).</p> <p>B:2012/3231/L - Works in association with erection of single conservatory extension at rear lower ground floor level of dwelling house (Class C3).</p>				
Recommendation(s):		A: Grant minor material amendment – reference 2012/3445/P B: Grant listed building consent - reference 2012/3231/L		
Application Type:	Variation of Condition			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	01	No. of objections	00
Summary of consultation responses:		Applications advertise in Ham & High 19/07/2012, expires 09/08/2012. Site Notice displayed 09/08/2012, expires 30/08/2012. I x 1 Letter of Support received.				
CAAC/Local groups* comments: <small>*Please Specify</small>	<u>Hampstead CAAC:</u> No objection.					

Site Description

A 4-storey plus attic terraced dwellinghouse situated on the north side of Heath Street, located south of the junction with New End. The Grade II listed terraced house dating from early – mid C19. One of a terrace of three houses, in the Hampstead conservation area.

Relevant History

Granted 23/09/2012: Ref. 2010/2881/P - Erection of single storey conservatory extension at rear lower ground floor level; alterations to side elevation rear, new roof rooflights to rear slope roof to dwelling house (Class C3).

Granted 23/09/2010: 2010/2894/L – Works in association with erection of single conservatory extension at rear lower ground floor level; alterations to side elevation, window at ground floor level to be relocated into new opening to rear elevation, and installation of two rooflights to rear slope roof existing window at ground floor level to be relocated into new opening to rear elevation at to dwelling house (Class C3).

Relevant policies

LDF Core Strategy

CS1 – (Distribution of growth)

CS5 – (Managing the impact of growth and development)

CS14 – (Promoting high quality places and conserving heritage / conservation areas)

Development Policies

DP22 – (Promoting sustainable design and construction)

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage / conservation areas)

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

Camden Planning Guidance: 2011

CGP1 – Design

Hampstead Conservation Area Statement 2001.

NPPF 2012

Assessment

As noted in the history section above the Council granted listed building consent and planning permission in September 2010 for the erection of a single storey conservatory extension at lower ground floor level to rear of existing house.

Proposal

Listed building consent and planning permission as a variation of condition 3 (development in accordance with the approved plans) as a minor-material amendment to planning permission 2010/2881/P are sought for external alterations to the building include the following:

- part mono-pitched glass roof with part solid flat roof;
- timber structure, with double doors and a window either side to the rear elevation;
- floor level of the conservatory to be lower than the existing main lower ground floor level such that the two flank windows would remain as existing, and omission of new window opening at 1st floor level rear elevation.

Design and appearance

The proposed amendments would not result in any increase in the extensions bulk and height or its footprint. In this way, the new extension would closely relate to the form of the existing building, and would provide a harmonious and proportionate addition to the house, whilst not dominating or detracting from it. Furthermore the new brickwork would match the existing, and white painted hardwood joinery, the design of the extension is considered appropriate to, and would complement the features of the existing house.

The glazed roof would be toughened safety glass with lead grey finished aluminium rafter capping, and a lead flat upper section with lead roll jointing and lead cover flashings. The form and proportions of the two windows and two doors would be designed to be consistent with the features of much of the existing original joinery to the rear of the host building, and the rear face of the joinery has been set forward from the existing rear line of the rear addition in order to further minimise the impact of the new structure on the rear aspect of the property. It is considered that the conservatory extension would remain subordinate to the main dwellinghouse and is satisfactory.

It is considered that the proposed alterations would not have a detrimental impact on the special interest of the listed building or the character and appearance of the wider conservation area. Notwithstanding and in keeping with extant approved scheme a condition is attached restricting the brickwork within the conservatory from being painted, rendered or otherwise covered.

Rooflights: No changes are proposed for the extant approved conservation rooflights at the rear.

Amenity

The proposed alterations would not have a detrimental impact on any neighbouring occupiers or residents in comparison to the existing situation.

Recommendation – Grant minor-material amendment and listed building consent.

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