

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/07/2012	
		N/A		<b>Consultation Expiry Date:</b>		12/07/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Richard Black				2012/2653/P 2012/2707/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
21 FROGNAL LANE LONDON NW3 7DB				Refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of single storey rear ground floor level extension with rooflight, new steel staircase between ground floor and basement and replacement of window with door in existing rear basement lightwell all in connection with existing residential dwelling (Class C3).							
<b>Recommendation(s):</b>		1) Grant planning permission 2) Grant listed building consent					
<b>Application Type:</b>		1) Householder Application 2) Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>04</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Neighbours were consulted by letter, a site notice was placed outside the property on the 14 <sup>th</sup> June 2012 for three weeks and a press notice was published on the 21 <sup>st</sup> June 2012. No objections were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		The Hampstead CAAC has no objection to the proposal.					

## Site Description

The application site is a grade II listed house situated in the Redington Frogna Conservation Area. It is listed together with its immediate neighbour at No 19 and is also known as Maryon House.

The list description reads:-

“Detached house, now two residences. c1793. Possibly built by T Pool, converted in 1896 by Francis Tasker. No.19 with 1964 additions by John Brandon-Jones. Multi-coloured stock brick. High slate mansard roof with pedimented dormers. 2 storeys, attics and basement. No.19, 2 windows; No.21, 2 windows plus slightly recessed 1-window entrance bay. No.21 entrance with later C19 doorway having segmental open pedimented canopy, sidelights, fanlight and panelled door. Main entrance to No.19 on Chesterford Gardens with prostyle Doric portico and later C19 altered doorway. Gauged brick flat arches to recessed sashes and 1st floor shutters; No.19, canted bay rising through ground and 1st floor; No.21 with ground floor canted bay. Parapet. INTERIOR: not inspected.”

## Relevant History

### Subject Site

9370040 - Erection of a single storey rear conservatory and associated works to the existing building. Granted - 26/08/1993.

PWX0002115 - Installation of a new dormer window to rear mansard roof. Granted - 03/04/2000.

2012/0847/P - Erection of single storey rear ground floor level extension with rooflight, new steel staircase and replacement of window with door in existing rear basement lightwell all in connection with existing dwellinghouse (Class C3). Refused - 20/04/2012. The application was refused for the following reasons:

*The proposed rear ground floor extension, by virtue of its bulk, scale and siting, would harm the setting and external appearance of the listed building, to the detriment of its special architectural and historic interest, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing High Quality Design), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.*

*The proposed insertion of a door at lower ground level, by virtue of its siting and position in relation to the existing windows, would have a negative impact on the fenestration pattern at this level of the rear elevation, harming the special interest of the listed building contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing High Quality Design), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.*

## Relevant policies

### **LDF Core Strategy and Development Policies**

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**

## Assessment

### Proposal:

The proposal involves the demolition of the existing rear extension, erection of single storey rear ground floor level extension with rooflight, new steel staircase and replacement of a window with door in the existing rear basement lightwell, all in connection with existing dwellinghouse.

The proposed single storey extension measures 6.7m in width, 5.6m in depth and has an overall height of 2.6m. The structure is to be enclosed by flat roof.

### Design and Conservation:

The main element of the proposal involves the demolition of the existing 1992 conservatory rear extension and its replacement with a new conservatory with a larger footprint in terms of both depth and width. Given that the existing conservatory is modern, and of a somewhat dated 'post-modern' design, there are no objections to its demolition which will not affect the historic fabric of the listed building.

It should be noted that a previously submitted proposal was refused (ref 2012/0847/P and 2012/0995/L), as there were concerns regarding the large footprint (and consequent size and scale) of the replacement conservatory, which would fail to be subservient to the main house and would dominate its setting at the rear. This proposal intended to match the depth of the wing on the adjacent property at No 23 Frogmal Lane, but this depth was seen to be too great for the property in question, which has a shallower footprint than its neighbour at No 23 (which is further set back from the road). Also, No 21 should be read in the context of its adjacent neighbour at No 19 which already has a rear wing of a certain depth, but the proposed conservatory extension was of a greater depth than the rear wing at No 19. However, it was acknowledged that the minimalist architectural vocabulary would complement the historic rear elevation of the listed building.

The current proposal, subject of these applications, shows a similarly designed conservatory extension to the previous refused scheme. However, the depth of its projection into the garden has been reduced by approximately 1 metre so that it is the same depth as the existing projection at No 19. It is considered that this reduction in depth is sufficient to address the concerns and is considered a subordinate extension.

The current proposal also reduces the height of the proposed basement door in the adjacent rear lightwell, so that it lines up with the level of the heads the existing row of windows in the rear elevation. This addresses the reason for refusal of the previous application.

### Impacts on Neighbours:

The enlargement to the existing rear extension, given that it will be approximately the same depth as the extension at No.23 and will be set at a lower level in comparison to this structure, as such it is considered that no adverse affects in terms of privacy, access to sunlight/daylight or overlooking, are considered to arise in respects to this neighbour.

### Conclusion:

It is considered that the current proposal, primarily by reducing the footprint of the proposed conservatory, preserves the special interest of the grade II listed building and neighbouring properties. It also preserves and enhances the character and appearance of the Redington Frogmal Conservation Area.

The proposal complies with LDF policies CS14, DP24 and DP25. CPG guidance on rear extensions, and development proposals in the Redington Frogmal Conservation Area Statement.

**Recommendation: Grant planning permission and listed building consent**