

Delegated Report		Analysis sheet		Expiry Date:		21/03/2012	
		N/A / attached		Consultation Expiry Date:		01/03/12	
Officer				Application Number(s)			
Angela Ryan				(1) 2012/0278/P (2) 2012/0430/L			
Application Address				Drawing Numbers			
Flat C 7 Gainsborough Gardens London NW3 1BJ				Refer to decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>(1) Installation of 2 x rooflights on the rear roofslope and 2 x cast iron downpipes on the side elevation to existing flat (Class C3).</p> <p>(2) Internal and external alterations at second floor and roof levels including the installation of 2 x rooflights on the rear roofslope and the installation of 2 x cast iron downpipes on the east elevation to existing flat (Class C3).</p>							
Recommendation(s):		<p>(1) Grant Planning Permission</p> <p>(2) Grant Listed Building Consent</p>					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	1	No. of objections	0
				No. electronic	1		
Summary of consultation responses:		<p>A site notice was displayed from 01/02/12 to 22/02/12 and a public notice displayed in the local press from 09/02/12 to 01/03/12. No letters of objection has been received as a result.</p> <p>One letter commenting on the application was received from the occupier of 8 Gainsborough Gardens confirming that whilst no objections re raised in respect of the proposal there is a lack of soundproofing which has historically been a major problem, and have requested that the Council ensure that a party wall agreement is required for any works impacting on the shared wall and that sound-proofing to the appropriate standard is required. (Officer's response: The issues is dealt with under separate legislation. An informative has been included reminding the applicant of this.)</p>					

CAAC/Local groups* comments:
*Please Specify

Hampstead CAAC: Have raised no objections but have expressed their dissatisfaction with the standard room height produced by the dormer.
(Officer's response: See the design section of this report)

Site Description

The site comprises a two-storey plus attic and basement semi detached property located on the southern side of Gainsborough Gardens. The buildings within this secluded garden are of a similar height, where the predominant land use is for residential purposes. The application site is currently sub-divided into three self-contained units (1x maisonette and 2x flats) and the top floor (attic storey) is currently vacant.

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

Relevant History

2006- Permission refused for the erection of a balcony at rear upper ground floor level with ornamental metal railing [to match that of the first floor] and a metal spiral staircase to garden, installation of two sets of french doors in existing window openings at rear upper ground floor level and one set at rear lower ground floor level, and infill an existing small window on the side elevation. **(2006/2450/P)**

2006- Permission granted for the erection of balcony at rear upper ground floor level with ornamental metal railing and metal spiral staircase to garden, installation of two sets of French doors in existing window openings at rear upper ground floor level and one set at rear lower ground floor level, and infilling of existing window on side elevation in connection with existing garden flat (Class C3). **(2006/3724/P)**

2006- Approval of details granted for the submission of details of the privacy screen pursuant to condition 3 of the planning permission dated 02/10/06 (2006/3724/P) for erection of balcony at rear upper ground floor level with ornamental metal railing and metal spiral staircase to garden, installation of two sets of French doors in existing window openings at rear upper ground floor level and one set at rear lower ground floor level, and infilling of existing window on side elevation in connection with existing garden flat (Class C3). **(2006/4605/P)**

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS1- (Distribution and growth)

CS5- (Managing the impact of growth and development)

CS14 – (Promoting high quality places and conserving our heritage)

Development properties:

DP24 – (securing high quality design)

DP25 – (Conserving Camden's heritage)

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

Camden Design Guidance 2011

Hampstead Conservation Area Appraisal and Management Strategy 2001

Assessment

Proposal:

The applicant proposed to install 2x roof lights on the rear roof slope and 2x cast iron downpipes on the side elevation, together with various internal alterations at second and third floor levels.

It was originally proposed to remove a chimney breast at second floor level in the proposed kitchen area, However during the course of the application the scheme has been amended to retain the chimney breast at second floor level.

The key issues to consider are;

- The impact on the character and appearance of the host building and the conservation area; and
- The impact on amenity

The application proposes various works which comprises:-

External works:

The applicant proposes to install two conservation style rooflights on the rear roofslope and the installation of two cast iron downpipes to the eastern side (east) elevation of the host building.

Internal works:

Second floor:

- Removal of a modern internal window between the hallway and communal staircase and replace with a stained glass window
- Infilling three doorways
- Removal of three internal partition walls
- Installation of an internal staircase between the second floor and attic level
- Internal boarding up of existing small window located on the east elevation
- Installation of a high level cornice detailing to the living room
- Installation of an en-suite bathroom, kitchen units and low level storage units

Third floor (attic storey)

- Infilling of existing loft hatch
- Fitting out and re-using roof support cross timbers wherever possible
- Installation of internal partition walls to create a shower room, storage/utility space and bedroom
- Installation of fittings, low level storage units and venting for appliances to roof cowl

Design:

The proposed rooflights in the rear roof slope has been discreetly located behind the existing dormer windows and would therefore not be readily visible from the public realm although they may be visible from long views. However, given their size and location they are not considered to unduly harm the architectural composition of the building or detract from its historic interest. There are a number of rooflights in the rear and front roof slopes on the listed buildings located within the gardens and in particular an existing rooflight on the rear roof slope of no 8. Gainsborough Gardens (albeit

unauthorised) which forms a pair with no. 7 (the application site).

The cast iron downpipes are consistent with the age and style of the building and it is considered that no harm would be caused to the special interest of the building therefore no design issues are raised.

In terms of the loft accommodation a head height of 2.9m has been achieved which is considered to be acceptable given that it exceeds the Council's minimum requirement of 2.3m. The room sizes comply with the Council's residential development standards and the scheme is considered to provide a satisfactory level of residential amenity.

The relocation of the internal wall at second floor level is considered to be acceptable as it constitutes a partition wall which is not original. The replacement of the modern internal window is considered to be appropriate as it is considered to be of little architectural merit. The blocking up internally of the window in the east elevation is also considered to be acceptable given that it is to be retained therefore maintaining the external appearance of the building and is considered would not detract from the architectural and historic interest of the building. The proposed internal staircase at second floor level accessing the loft accommodation is considered to be acceptable as it would result in minimal intervention to the historic fabric of the building.

As such the external and internal works are considered to be acceptable as they would not be harmful to the architectural and historic interest of the building, would preserve and enhance the character and appearance of the conservation area and complies with Council policy.

Amenity:

The proposal would not give rise to issue such as the loss of natural sunlight/daylight, overlooking, loss of privacy or the loss of outlook. As such it is considered that it would not have any adverse impact on neighbouring amenity.

Recommendation: Grant planning permission and listed building consent

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