

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		04/01/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2011/6334/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Land at the rear of Wildwood Lodge 9 North End London NW3 7HH				See 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>							
Amendments (comprising internal rearrangement of rooms, altered footprint and height of house, relocated courtyard lightwell and installation of 2 new ones, omission of swimming pool, alterations to external materials and fenestration at courtyard) to planning permission granted 05/02/2007 (ref: 2006/4989/P) for erection of a new single storey plus basement 4-bedroom courtyard dwelling house with access from Parfitt Close.							
<b>Recommendation(s):</b>		approve					
<b>Application Type:</b>		Non Material Amendments					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		-					
<b>CAAC/Local groups* comments:</b> *Please Specify		-					

## Site Description

Wildwood Lodge is 2-storey dwelling house, Grade 2 listed in Victorian “cottage ornee” style with Gothick detailing, which has been considerably altered and extended over the last century. It has an extensive rear garden with numerous trees on its boundary, and which is divided along its width; thus effectively separating the rear portion (which has a sunken disused pool) from view.

Adjoining the west and north sides of this garden is Parfitt Close, which is a private access lane giving access to 2 barn-like 2-storey dwellinghouses at the rear of the property. The garden is overgrown with shrubs and trees, including 2 mature trees (sycamore and copper beech) which have a very high amenity value.

The garden adjoins the Bull and Bush car park on its west side and a garden of Wildwood Cottage on its east side.

The site lies within Hampstead conservation area. This North End enclave, as described in the Hampstead CAS, has a semi-rural character different from the main part of Hampstead village. Within an Archaeological Priority Area.

## Relevant History

5.2.07- pp granted for Erection of a new single storey plus basement 4-bedroom courtyard dwelling house with access from Parfitt Close.

## Relevant policies

### LDF Core Strategy and Development Policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

## Assessment

The approved scheme involved dividing off the rear half of the rear garden to erect a basement and ground floor dwelling house with separate access off Parfitt Close. The rear part of the garden will be 8.5m deep, leaving behind a garden approx. 9m deep for the main house. Additional planting will be provided along the boundary with the main rear garden. Existing 1.8m high boundary walls will be replaced by 2m high retaining stone walls. The house will have a courtyard forecourt for car parking and 2 basement courtyard patios at side and rear (as revised, the rear one will be soft landscaped to be a garden). The house itself will take up approx 50% of the total site area and it is split into 3 flat-roofed elements, all having copper finishes and glazed rooflights. The basement will have a swimming pool and ancillary changing room and 2 bedrooms, the ground floor will have entrance hall, living areas plus 2 more bedrooms. The 2 mature trees will be kept, sited within the front and rear courtyards. New access will be created through the boundary wall off Parfitt Close. The new house will be marginally (0.3m) above the height of the rebuilt surrounding walls, apart from the centrally-placed element which will be 1.5m higher and set back approx. 4m away from the boundary with 2 Parfitt Close.

The new scheme is the result of a new client who wishes to alter the layout and in particular remove the swimming pool and place all the bedrooms at basement level. The house is a single storey plus basement one in a backland site at the rear of its host property's garden and is hidden behind surrounding perimeter walls and therefore does not have a public face. Most of the changes are internal and therefore have little impact on the overall appearance or size of the house.

The changes comprise the following-

Basement swimming pool and 2 bedrooms replaced by 4 bedrooms, ground floor 2 bedrooms and living room replaced by 2 large living rooms;

Depth of basement in central area of T-shaped house previously occupied by pool reduced by approx 1m; in compensation, 2 side wings of rooms increased in depth by approx 1m;

Footprint of house reduced by central wing pulled away from Wildwood Lodge by approx 1m;

Courtyard lightwell pulled away by approx 1m from Parfitt Close house on NW side. 2 new courtyard lightwells installed on north and west corners on this side, with the western one outside the footprint of the approved house;

Wider driveway off Parfitt Close and relocated and widened entrance gates;

Increased floorspace within thickness of boundary perimeter walls;

Slight decrease in height of central wing by approx 0.5m

Changed fenestration including more glazing in internal courtyard facing Wildwood Lodge;

Glazed rooflights in roofs removed or reduced in area;

Approved copper roofs and random textured stone walls replaced by slate roofs and limestone cladding.

The cumulative impact of all these changes ordinarily could be considered to make the house significantly different from the approved version; however in this case, on account of the secluded nature of the house and its unique inward-looking design, it is considered that the changes will not make a material difference to the overall form of the house and its impact on the neighbours and townscape.

The overall form and disposition of built and open areas of the new house remains the same; the footprint is overall the same with some boundaries pulled away and others pushed out but all within the enclosure of perimeter walls. The height is slightly reduced in the central wing with sightlines from the neighbour in Parfitt Close improved and less light pollution from previously approved rooflights. The facade changes will not be visible from the public realm or neighbours, as they are all internal to the site; the exceptions are the wall facing Parfitt Close now in limestone rather than textured stone and the courtyard's increased glazing facing Wildwood Lodge, the host property, although this will be screened by new planting. The new materials will only be visible from the Wildwood Lodge garden or windows of Parfitt Close but will not be significantly different in their contribution to the house's overall appearance. Overall, due to the changes being internal to the house or the site with little external manifestation, and due to the various reductions and increases in footprint and basement depth effectively compensating for each other, the new house will not be significantly different in overall form and appearance and will not affect the character and appearance of the conservation area nor amenities of directly adjoining neighbours.

The new arrangement is thus considered to be relatively minor in the context of the whole scheme. The proposed changes can therefore be regarded as a non-material variation to the approved scheme.

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