

Delegated Report		Analysis sheet		Expiry Date:		02/02/2012	
		N/A / attached		Consultation Expiry Date:		16/02/2012	
Officer				Application Number(s)			
Lauren McMahon				1) 2011/5962/P 2) 2011/6104/L			
Application Address				Drawing Numbers			
Beechwood House 43 Hampstead Lane LONDON N6 4RU				Please refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1) Installation of a fountain to the forecourt, replacement of the approved red asphalt drive and forecourt with red clay bricks and red granite slabs and repositioning of the approved gazebo within the grounds of the dwelling house (Class C3).							
2) Replacement of the approved red asphalt drive and forecourt with red clay bricks and red granite slabs of dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The application was advertised in the local press – Ham & High 26/01/2012 - 16/02/2012.					
		Site Notice displayed 05/01/2012 - 26/01/2012.					
		No response.					
CAAC/Local groups* comments: *Please Specify		Highgate CAAC: No response.					
Site Description							
The application site comprises of an expansive grade II listed building by George Basevi (Beechwood House), associated buildings and grounds dating from 1840. It has been extensively modified in the past with a variety of later additions and alterations. In short, Beechwood House is stucco clad with slated roofs and stands two-storeys in height, with some additional accommodation at basement floor level. The perimeter walls and ancillary buildings are not listed.							

The site is located within the Highgate Village Conservation Area. It is also located within designated Metropolitan Open Land (MOL), Private Open Space and an archaeological priority area. It is bounded by Hampstead Lane to the north (the borough boundary with LB Haringey) and Fitzroy Park to the south-east, with the main entrance on Hampstead Lane. The predominant character of the surrounding area is large-scale residential properties set in generous plots with an array of trees and vegetation. To the west of the application site is the boundary with Hampstead Heath.

Relevant History

2010/3965/P - Excavation of enlarged basement level to create indoor swimming pool with associated external access steps on south-east elevation; erection of external single-storey gazebo and new replacement south-west external terrace area; associated external alterations to single family dwellinghouse (Class C3). Granted Full Planning Permission following completion of S106 Legal Agreement 01/02/2011.

2010/3966/L - Internal and external alterations in association with excavation of enlarged basement level to create indoor swimming pool, erection of single storey gazebo and new replacement south-west external terrace area to single family dwellinghouse (Class C3). Granted Listed Building Consent 21/12/2010.

2011/2364/P and 2011/2427/L - Alterations to install three new rooflights for indoor swimming pool as amendment to listed building consent dated 21/12/2010 (ref. 2010/3966/L) for the excavation of enlarged basement level to create indoor swimming pool, erection of single storey gazebo and new replacement south-west external terrace area to single family dwellinghouse (Class C3). Granted Full Planning Permission and Listed Building Consent 30/06/2011 and 14/07/2011, respectively.

2010/3529/P and 2010/3542/L for replacement of existing secondary access link with basement and ground floor side extension at south-east end of building, together with fenestration alterations on the south-east (side) and south-west (rear) elevations and associated works to single family dwellinghouse. Granted 08/09/2010.

2011/3757/P and 2011/3763/L for site alterations including: replacement of chainlink and barbed wire boundary fence with steel railing and willow screen; amendments to paving of the terrace; resurfacing the forecourt with red asphalt; removal of redundant paths and laying of new paths; relocation of Gazebo from terrace to the middle of the garden; two new stone terraces; and two new retaining walls within the garden. Granted 09/11/2011.

2011/4660/P and 2011/4744/L for installation of replacement external lighting to the main entrance, forecourt, terrace, gardens and ponds of Beechwood House. Granted 18/11/2011.

2011/4526/P and 2011/4553/L for the erection of a single-storey outbuilding to accommodate an electricity substation along the Hampstead Lane elevation, ancillary to residential dwelling (Class C3) and alterations of the brick wall along Hampstead Lane to form a new opening which includes the installation of new gates and a new hardstand. Granted subject to a Section 106 Legal Agreement 30/01/2012.

2011/4659/P for installation of an underground water storage tank for a new irrigation system for the gardens. Granted 11/11/2011.

2011/4943/P for Installation of 15 pole mounted CCTV cameras around the grounds of Beechwood House (Class C3). Granted 20/12/2011.

Relevant policies

LDF Core Strategy

CS1 - Distribution of growth

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

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Highgate conservation area appraisal and management strategy

Camden Planning Guidance 2011

Assessment

Proposal

The proposal seeks to install a white marble fountain to the forecourt of Beechwood House. The red asphalt drive and forecourt as approved (2011/3757/P and 2011/3763/L) would be replaced with red clay bricks for the drive and granite slabs and clay bricks for the forecourt. The gazebo is to be relocated further to the north-west in the grounds of Beechwood House than previously approved (2011/3757/P and 2011/3763/L). Listed building consent is sought for the works associated with the resurfacing of the drive and forecourt area.

Design and appearance

The proposal seeks to install a fountain in the centre of the forecourt which is in front of Beechwood House. The proposed circular marble fountain is to be approximately 1.3m high with shrub planting around the perimeter and a clay brick edge. The design and appearance of the fountain is not considered to significantly harm the setting of the Grade II listed building.

The previous applications, 2011/3757/P and 2011/3763/L, approved the reshaping and resurfacing of the existing tarmac drive and forecourt with red asphalt, granite sett edges and box hedges to the edges. This application seeks to replace the materials of the drive and forecourt with red clay bricks in a herringbone pattern and a double brick edge for the drive and granite slabs and clay bricks for the forecourt. This application only seeks to amend the materials of the drive and forecourt and will retain the same layout as previously approved. The proposed materials of the drive and forecourt are considered to be sympathetic to the listed building and the character and appearance of the Highgate Village Conservation Area.

The erection of a gazebo was approved as part of 2010/3965/P and then 2011/3757/P and 2011/3763/L approved the relocation of the gazebo from the terrace to the middle of the garden. This application seeks only to relocate the gazebo further to the north-west in the grounds of Beechwood House and would not alter its design or materials. Therefore the proposal is considered acceptable in this regard.

The application site is located in a designated Metropolitan Open Land (MOL) and identified as Private Open Space. Policy 7.17 of the London Plan (2011) stipulates that the strongest protection should be given to London's Metropolitan Open Land. The proposed works are considered to be minor and would not harm the MOL or the Private Open Space of the subject site.

Amenity

In terms of overlooking, outlook and sunlight/daylight issues, the proposed works are not considered

to result in any loss of amenity for any neighbouring occupiers. The majority of the works would not be visible from the public realm or neighbouring properties owing to its proposed location and the level of tree cover at the site. There are consequently no adverse amenity issues envisaged in these regards.

Recommendation: Grant Planning Permission and Listed Building Consent.

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