

Delegated Report		Analysis sheet		Expiry Date:		26/12/2011	
		N/A / attached		Consultation Expiry Date:		08/12/2011	
Officer				Application Number(s)			
Lauren McMahon				1) 2011/4851/P 2) 2011/5372/L			
Application Address				Drawing Numbers			
Romneys House 4-5 Holly Bush Hill London NW3 6SH				Please refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1) and 2) repairs and modifications to the west garden wall fronting Holly Bush Hill; the erection of a new bin store area with associated gates to the southern crossover; and the widening of the northern gate opening and new associated gates and piers in connection with the use a residential dwelling (Class C3).							
Recommendation(s):		1) Grant full planning permission 2) Grant listed building consent					
Application Type:		1) Householder Application 2) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice.					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The application was advertised in the local press – Ham & High 17/11/2011 - 08/12/2011.</p> <p>Site Notice displayed 09/11/2011 - 30/11/2011.</p> <p>An objection was received from the occupier of 4 Holly Mount, however the objection is in relation to previous applications granted between 2009 and 2010, refer to relevant history below. Therefore this objection in not considered to be applicable to the subject planning application and listed building consent.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Hampstead CAAC: Drawings are incomplete, please resubmit.</p> <p><i>Officers response: the submitted drawings for the planning application and listed building consent are considered to be sufficient for the officer to make a proper assessment.</i></p>					

Site Description

The application site is located within Hampstead Conservation Area and comprises a Grade I listed house dating from 1797, known as Romney's House (5 Holly Bush Hill). It was built by the artist George Romney as his studio and was first enlarged in 1807 at the east end of the building for use as Assembly Rooms. In 1929 the building was redesigned by and for architect Clough Williams-Ellis. The original two-storey house is timber-framed with weatherboarding and is considered to make a strong contribution to the character and appearance of the conservation area owing to its picturesque qualities.

The application site also includes the Grade II listed No. 4 Holly Bush Hill, which is a terraced house dating from the late 18th Century and was refaced in the late 19th Century in a Georgian style. This is a timber-framed building, refaced in multi-coloured brick and includes a basement level. This building is joined to Romney's House via door openings at the rear.

The building is in use as a single dwellinghouse. It has had a number of alterations and extensions throughout its life, most recently a number of substantial alterations in the late 20th century. There are also two trees within the front garden area of the application site that are protected by a TPO and further trees are nearby to the application site.

The surrounding area is predominantly residential in character, barring the Holly Bush Public House (23 Holly Mount) to the south of the application site. All buildings to the south of the application site are grade II listed (1, 2 & 3 Holly Bush Hill; 21, Holly Bush Public House, 23 & 24 Holly Mount). To the north of the application site is the 4 storey Heath Mansions, an unlisted building which is subdivided into flats. This building is however identified as making a positive contribution to the character and appearance of the conservation area. To the east of the application site is the grade II* listed 6 The Mount. To the west of the application site is the junction of Holly Bush Hill, Windmill Hill and Frogna Rise, which is characterised by a triangle of designated open space.

Relevant History

a) 2009/2022/P and b) 2009/2026/L

a) Erection of a two-storey infill extension at second and third floor level on south elevation; excavation of enlarged basement floor level; extension of 3 existing chimneys; erection of new garage following demolition of existing garage and associated alterations to residential dwelling (Class C3)
b) External and internal alterations including removal of internal mezzanine floor at second floor level; reconfiguration of staircases including erection of two-storey infill extension at second and third floor level; formation of two bedrooms and library at first floor level; excavation of enlarged basement floor level; extension of 3 existing chimneys; erection of new chimney following demolition of existing garage and other associated internal alterations and external fenestration alterations to residential dwelling (Class C3). **GRANTED 21/07/2009**

2010/0929/P and 2010/0943/L: Excavation of 2 additional basement rooms, as an amendment to planning permission dated 21.7.09 reference 2009/2022/P (for the erection of a two-storey infill extension at second and third floor level; excavation of basement floor level; extension of 3 chimneys; erection of new garage following demolition of existing garage and associated alterations to residential dwelling). **GRANTED 30/04/2010**

2010/3785/P and 2010/3809/L: Excavation of additional basement floorspace under stairhall, excavation of 3 lightwells on north elevation, fenestration alterations to courtyard elevation and replacement of render by timber weatherboarding on 1st floor west and north elevations of residential dwelling (Class C3), as an amendment to planning permissions dated 30.4.10 ref 2010/0929/P and 21.7.09 ref 2009/2022/P. **GRANTED 03/09/2010**

2010/5555/P and 2010/5556/L: Installation of window at first floor level at rear elevation, alterations to balustrade at rear roof level, alterations to previously approved stairtower and associated internal alterations (Class C3). **GRANTED 09/12/2010**

2010/6853/L: Submission of details of elevations and plans of internal alterations to ballroom pursuant to condition 2 (b) of listed building consent dated 03/12/2010 (Ref: 2010/3809/L) for excavation of additional basement floorspace under stairhall, excavation of 3 lightwells on north elevation, and various internal and external alterations to residential dwelling (Class C3), as an amendment to listed building consents dated 30.4.10 ref 2010/0943/L and 21.7.09 ref 2009/2026/L. **GRANTED 30/11/2011**

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

CS19 - Delivering and monitoring the Core Strategy

Development Policies

DP16 - The transport implications of development

DP17 - Walking, cycling and public transport

DP18 - Parking standards and the availability of car parking

DP19 - Managing the impact of parking

DP21 - Development connecting to the highway network

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Hampstead Conservation Area Statement

Camden Planning Guidance 2011

Assessment

Proposal

This application seeks permission for repairs and modifications to the west garden wall fronting Holly Bush Hill; the erection of a new bin store area with associated gates to the southern crossover; and the widening of the northern gate opening and new associated gates and piers.

Design and appearance

The west garden wall fronting Holly Bush Hill is in poor condition and the proposal seeks to restore and rebuild the wall where appropriate. The existing top of the wall varies in height and brick and the application seeks to remove the top courses and rebuild with five new courses and a new soldier course, which would increase the height of the wall by approximately 160mm. Existing bricks will be re-used where appropriate and reclaimed mixed red stock with lime mortar will be used for additional brickwork which will match existing. The lower part of the brick wall is currently rendered and painted white, the application proposes to paint this proportion of the wall. The repairs and modifications to the garden wall would ensure a more coherent appearance and would improve the existing condition of the wall.

The proposal seeks the erection of a new timber bin store with a lead roof and new timber gates painted black fronting the southern crossover along Holly Bush Hill. The new bin store would not be highly visible from the public realm. The existing gates are to be demolished and the new gates would improve the overall character and appearance and would not result in the loss of any significant fabric.

The existing gates and brick piers to the northern crossover are to be demolished and two new brick piers are to be erected using reclaimed brick to match existing with new timber gates painted black. The new brick piers and gates to the northern crossover would be consistent with the existing wall. Overall the proposed modifications to the west garden wall would be sympathetic to Romney's House

and would improve the streetscene of Holly Bush Hill.

Amenity

The existing gates to the southern crossover which are to be demolished, currently open outwards onto the public footpath of Holly Bush Hill. The proposed gates to the southern crossover would also open outwards and therefore the proposal would not create any further obstruction to pedestrians using the public footpath than currently exists. The proposed gates to the northern crossover would open inwards and therefore would not impact upon the public footpath.

The proposal seeks to widen the existing northern gate opening and crossover by approximately 1m. The existing parking bay adjacent to the host site (along Holly Bush Hill) accommodates 2 parking spaces and the widening of the northern crossover would not reduce the parking spaces. A condition will be imposed stipulating that an associated vehicular crossover application is to be approved prior to the commencement of any works on site and that the costs associated with the works are to be at the expense of the applicant.

Recommendation: Grant Planning Permission.

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