

Delegated Report		Analysis sheet		Expiry Date:		06/12/2011	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
David Glasgow				2011/5029/P			
Application Address				Drawing Numbers			
Flat B 55 Elsworthy Road London NW3 3BS				Site location Plan; Drawings no 1; 2;3;4;5;6;7;8;9;10;11;12;13;14;15;			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing door and canopy to the side ground floor elevation of existing residential flat (Class C3).							
Recommendation(s):		Refused					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		[Click here and type]					
CAAC/Local groups* comments: *Please Specify		[Click here and type]					

Site Description

[Click here and type]

Relevant History

[Click here and type]

Relevant policies

LDF Core Strategy and Development Policies

Assessment

The Conservation Area Character Appraisal and Management Strategy (June 2009) is quite detailed about the character of the buildings and the individual sub-areas which each differ in style and character. The property is located within sub-area 3 and forms part of the Willett Development. The CA statement notes that:-

Willett did not champion the Arts and Crafts Movement, but adapted it and developed the Free Style and the eclectic 'Queen Anne' Style which was, 'An attractive medley of picturesque features including Dutch gables and irregular windows with small panes and white glazing bars' (Michael Jenner, London Heritage). His developments and those that copied them elsewhere became known as 'Willett style'. As such, the Willett development forms an important and unmistakable group within the Conservation Area that cannot be understated.

Each building has unique features, but shares a common form and style with its neighbours to produce strong group value influenced by the Free Style of the 1890s (whereby architects could pick and mix features from classical, Gothic, English and Scottish 16th century, or Italian and French Renaissance in any combination of building materials they chose. The buildings share common architectural language, but are each uniquely designed which adds to the group value.

The CA statement recognises that there is a variety of entrance door designs, ranging from arched openings in stone, to porches and porticoes comprising flat roofs with brackets or columns, sometimes pedimented.

The development is singled out for its high standard in *Hampstead, Building a Borough 1650-1964* (Thompson 1974),

"The Willetts in effect put Norman Shaw on the production line, going for gables, tiled roofs, bay windows, red brick exteriors, and above all abandoning decisively the near uniformity of town housing",

"...the estate is one of Willett's most interesting. There is a great variety of ornament and outline, and every house is different. This modest simple variety was Faulkner's great achievement. Its most notable features were variety of roof line, prominent chimneys and wide, welcoming doors, protected by low porches with pitched roofs".

This particular property differs from the surrounding buildings in that it is relatively plain in its detailing and it does not have a well defined or elaborate entrance porch to the principal entrance. Whilst the use of a variety of materials is typical of the period, it is considered that the introduction of an elaborate stone porch on a secondary elevation of the building would fail to respect or enhance the original simplicity in the design and detailing of this property.

Recommendation: Refuse planning permission on the grounds that the combination of the design, materials and siting of the porch are inappropriate and harmful to this building which would fail to preserve or enhance the character or appearance of the conservation area.

I would suggest that if you speak with the applicant you suggest that he acknowledges the materials palette of the property and accordingly a timber hood canopy (perhaps with scrolled brackets) would be more appropriate – see example at No.51 (below). Where stone canopies are introduced to Willett's buildings, generally stone is also used for other architectural details such as window surrounds.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444