

Delegated Report		Analysis sheet		Expiry Date:		01/12/2011	
		N/A / attached		Consultation Expiry Date:		3/11/2011.	
Officer				Application Number(s)			
Hugh Miller				2011/4959/P & 2011/5031/L			
Application Address				Drawing Numbers			
20 Well Road LONDON NW3 1LH				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>A: 2011/4959/P - Erection of a single storey side extension following demolition of existing side extension and increase in height of adjacent boundary wall to dwelling house (Class C3).</p> <p>B: 2011/5031/L – Works in association with erection of a single storey side extension following demolition of existing side extension and increase in height of adjacent boundary wall to dwelling house (Class C3).</p>							
Recommendation(s):		<p>A: Grant planning permission reference- 2011/4959/P B: Grant listed building consent reference - 2010/5031/ L</p>					
Application Type:		<p>A: Householder Application B: Listed Building Consent</p>					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>Application advertised in – Ham & High 20/10/2011, expiring 10/11/2011. Site Notice displayed 14/10/2011, expiring 4/11/2011. No responses received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p><u>Hampstead CAAC:</u> Comment</p> <p>We note that tree T2 is removed. We see no reference to this or its value in the documents.</p> <p>Officer Comment: A condition is attached seeking details of foundation of the extension as it relates to the adjacent T1 tree prior to commencement of works on site.</p> <p><u>English Heritage:</u> Comment - On the basis of the information provided, we do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions, details of which are enclosed.</p>					

Site Description

No 20 Well Road is the south-west part of a larger building called The Logs which has the address, 17-20 Well Road and 1, 2 and 3 Cannon Lane. The Grade II listed building is a large semi-detached villa that is now subdivided into separate units. The building is of yellow stock brick with red brick and stone dressings, hipped tiled and slated roofs and is of 2 storeys with a 4 storey central tower. No 20 has garden space to the front and side which is substantially (approx. 2m) above the level of Well Road, and has an existing garage entered from Well Road, which is buried beneath a concrete slab within the garden.

The building is within the Hampstead Conservation Area.

Relevant History

October 2002 – PP granted - External alterations to house including enlargement of conservatory extension and new windows; new garage and entrance doors in boundary wall; and excavations in garden to create new courtyard, underground garage, and entrance path arrangement, (Class C3); ref. PWX0202308.

October 2002 – LBC- granted External and internal alterations to house including new room layouts, lowered 2nd floor level, enlargement of conservatory extension and new windows; new garage and entrance doors in boundary wall; and excavations in garden to create new courtyard, underground garage, and entrance path arrangement, (Class C3); LWX0202309.

November 2010 – permission granted for removal (TPO Ref: 10H) Front Garden: 1 x Cedar of Lebanon – Remove; ref. 2010/4751/T

March 2011 – PP Granted - Enlargement of existing underground garage and alterations including new garage doors, paved path with railings, steps plus landscaping to dwelling (Class C3); ref. 2011/0521/P .

March 2011 – LBC Granted - Enlargement of existing underground garage and alterations including new garage doors, paved path with railings, steps plus landscaping to dwelling (Class C3); ref. 2010/6370/L

Relevant policies

LDF Core Strategy and

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving heritage / conservation areas)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

LDF Development Policies

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage / conservation areas)

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

CPG 2011

Hampstead Conservation Area Statement

Assessment

Situation

In March 2011, the Council granted planning approval and listed building consent “enlargement of existing garage and alterations including new garage doors, paved path with railings, steps plus landscaping to dwelling” These approvals have not been implemented.

Proposal

- Erection of a single storey side extension following demolition of existing side extension and increase in height of adjacent boundary wall to dwelling house (Class C3).
- Works in association with erection of a single storey side extension following demolition of existing side extension and increase in height of adjacent boundary wall to dwelling house (Class C3).

The main issues concern **a]** design; **b]** the extension impact on the appearance of the Grade II listed building and on the character and appearance of the conservation area and **c]** trees and **d]** neighbour amenity.

Design and appearance

There is an existing timber framed glazed conservatory extension of irregular footprint with dimensions of approx. 2.3m depth x 3.0m width x 3.2m height at the ridge; (6.0sqm floor area). It is located at the rear and abuts the boundary / garden wall (3.3m high) with nos.17-19 Well Road. The replacement single storey extension has an irregular footprint with an increase its width, depth and height approx. 300mm and its floor area measure approx. 16.0sqm. The replacement single storey extension also comprises timber frame and glazed, hipped roof and is the product of the original supplier of the existing conservatory extension. Except for the increase in height of the brick boundary/ garden wall with nos.17-19, the proposed extension height would be discernable whilst the floor area would double in floor size when compared with the existing. Notwithstanding, in terms of design, scale and proportions, it remain subordinate to the host building and would not impact on any architectural features of interest or harm the appearance of the historic fabric of the listed grade II host building and is acceptable.

The rear garden measures approx.200sqm and given its size, it is not considered that the proposed replacement extension would have any discernable impact on the garden amenity space and is acceptable. Additionally, the southern garden boundary is at a higher level to Well Road and the shrubbery boundary treatment provide a permanent screen from view of the garden space and the replacement conservatory extension would not be visible from the public realm and is satisfactory.

Impact on Trees

The proposed extension would cause the loss of one (Pine) tree and may harm a neighbouring Beech. Officers do not consider Pine tree to be worthy of protection/retention and therefore raise no issue with its removal. It is also noted that the replacement extension would be located in close proximity to a Beech tree. To date no details of the steps to be taken to protect this tree during construction works have been provided. It is considered that a condition should be added in order to ensure this tree is protected during the works. In addition an informative is recommended to be added to remind the applicant of the need to plant a replacement for the tree lost in the November 2010 tree application (see relevant history).

Neighbour amenity

The bay - windows at ground level rear at nos. 17-19 are orientated due north-west. The existing extension abuts the boundary/ garden wall with nos.17-19 and is located away from the habitable rooms at nos. 17-19.

The proposal although of a larger footprint would extend due north –west away from the windows at

nos.17-19 and it does not comprise any windows on the north elevation; it being the boundary wall. It is acknowledged that the increased height of the boundary/garden wall to accommodate the replacement extension is likely to be more visible, but no significant additional harm would be caused in terms of outlook and overlooking and its visibility would be limited to the views from the garden amenity space and not from the habitable rooms due to the acute angle of view. Thus, it is considered that the replacement extension would not cause any significant harm to the amenity of neighbouring occupiers in terms of overlooking or loss of privacy; neither would it cause a significant loss of sun/daylight or harm outlook or views and is therefore acceptable on amenity grounds. The proposal is compliant with LDF DP26.

Conclusion

It is considered that the proposed works will not be harmful to the character of the listed building or the character and appearance of the Hampstead conservation area and is in accordance with policies LDF CS14 and DP25. A condition will seek to protect the tree adjacent to the proposed extension, there is no objection to the loss of one tree and residential amenity is not envisaged to be significantly harmed.

Recommendation: Grant planning permission and listed building consent.

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