

Delegated Report		Analysis sheet		Expiry Date:		09/11/2011	
		N/A / attached		Consultation Expiry Date:		07/10/2011	
Officer				Application Number(s)			
Lauren McMahon				1) 2011/3757/P 2) 2011/3763/L			
Application Address				Drawing Numbers			
Beechwood 43 Hampstead Lane Haringey London N6 4RT				Please refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1) 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. 2) Site alterations including: amendments to paving of the terrace and resurfacing of the forecourt with red asphalt.							
Recommendation(s):		a) Grant Planning Permission b) Grant Listed Building Consent					
Application Type:		a) Full Planning Permission b) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	25	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 29/09/2011 - 20/10/2011. Site Notice displayed 21/09/2011 - 12/10/2011. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		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.

Concurrent applications, yet to be determined:

- 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; redesign of the terrace layout; resurfacing the forecourt with red asphalt; removal of redundant paths and laying of new path using salvaged clay bricks and; relocation of Gazebo from terrace to lawn on the hill;
- 2011/4659/P for installation of an underground water storage tank for a new irrigation system for the gardens;
- 2011/4660/P and 2011/4744/L to upgrade of existing external lighting to the forecourt, terrace and gardens to replace old floodlights and bollard lights; and
- 2011/4943/P for erection of 10 x 3m high poles and 5 x 4m high poles to accommodate the installation of CCTV cameras around the grounds of Beechwood House.

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

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

Planning permission is sought for site alterations including: replacement of chainlink and barbed wire boundary fence with steel railing and willow screen; redesign of the terrace layout; 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. Listed building consent is sought for the works associated with the resurfacing of the forecourt area and the rear terrace to Beechwood House.

The applicant made minor alterations to the proposed paths in the northern section of the site to ensure the pathways would flow more easily.

Design and appearance

The terrace to the rear of Beechwood House was altered as part of a previous application (2010/3965/P) and this application seeks to change the materials from Yorkstone paving to Persiano Limestone slabs which is considered to be sympathetic to Beechwood House. The gazebo which was approved as part of 2010/3965/P is to be relocated from the rear terrace at Beechwood House to the middle of the garden area.

The existing tarmac forecourt is to be reshaped and resurfaced with red asphalt, granite sett edges and box hedges to the edges. The proposed forecourt would create a more strongly defined entrance into Beechwood House and would reduce the amount of impermeable surfaces. Approximately 200m of existing redundant brick paths are to be removed and 180m of new path is to be laid using salvaged clay bricks. The existing chainlink and barbed wire boundary fence (1.8m high) will be replaced with black steel railings (2.4m high) along the east, west and south boundaries and willow screen will be fixed to the railings along the southern boundary to ensure privacy of the occupants from public gaze.

Two Porphury stone retaining walls are proposed, the retaining wall in the northern section of the garden is to form a transition between the principal lawn and the peripheral planted areas. The retaining wall to the centre of the garden is proposed to level the ground levels for the new Porphury stone terrace. Another Porphury stone terrace is to be located in the southern area of the garden. Overall the proposed site alterations are considered to preserve the setting of the Grade II listed building and the character and appearance of the Highgate Village Conservation Area.

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.

Trees and landscaping

The applicant has submitted an Arboricultural Survey, Tree Protection Plan and Arboricultural Method Statement as apart of the proposal. The proposal is considered to be satisfactory with regard to the protection of the existing trees and landscaping on the application site. Council's Nature Conservation officer has raised no objections to proposed site alterations.

Recommendation: Grant Planning Permission and Listed Building Consent.

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