

Delegated Report		Analysis sheet		Expiry Date:		17/10/2011	
		N/A		Consultation Expiry Date:		22/09/2011	
Officer				Application Number(s)			
Jenna Litherland				(i) 2011/4032/P (ii) 2011/4107/L			
Application Address				Drawing Numbers			
10 NEW END LONDON NW3 1JA				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of first floor rear balcony and stairs with enlarged timber balcony and stairs to garden with enclosure beneath; works to rebuild parts of existing rear garden brick wall with trellis screen above; associated works of hard landscaping including addition of outdoor fireplace, hot tub and new paving to dwelling house (Class C3).							
Recommendation(s):		Refuse planning permission and listed building consent					
Application Type:		Householder Application and listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	01	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 01/09/2011 until 22/09/2011. Advertised in the Ham and High on 08/09/2011. One letter received supporting the application provided that a condition is imposed that building works only take place between 9pm and 5pm Monday to Friday.					
CAAC/Local comments: *Please Specify		groups* Hampstead CAAC: Object The planning officer must be satisfied that the listed status of the building is not compromised in any way. We find the removal of the iron works disturbing. There is also a loss of garden in an area where greenery is at a premium. <i>See the main body of the report for the case officers response.</i>					

Site Description

The application site is located on the south side of New End and forms part of a terrace consisting of three Georgian houses (nos. 10-14) dating from 1720. The buildings are grade II listed and considered to make a positive contribution to the Hampstead Conservation Area of which they form a part. The single-family property retains most of its original features including fully panelled rooms and is considered to be of significant architectural and historic interest.

Relevant History

2006/3109/P - 2006/3111/L: Additions and alterations to dwellinghouse including removal of one dormer and replacement with 3 dormers on the front roof slope, construction of cast iron staircase on the rear elevation to provide access from ground floor level to garden, alterations to fenestration at rear lower ground and ground floor level, installation of balustrade, solar panel and solar pipe at roof level and internal alterations. **Planning permission and listed building consent granted 30/11/2006**

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity

DP23 - Water

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

Updated Camden Planning Guidance 2011

CPG1 (Design)

Hampstead Conservation Area Statement

Assessment

Proposal

Permission is sought for the replacement of the first floor rear balcony and stairs with enlarged brick build extension at ground floor level with balcony above and staircase; works to repair and rebuild parts of existing rear garden brick wall with trellis screen above; associated works of hard and soft landscaping including addition of outdoor fireplace/water feature structure, hot tub and new paving.

Amendments

The proposal has been revised during the course of the application. It was originally proposed to replace the existing first floor rear cast iron balcony and stairs with an enlarged timber balcony and stairs to garden. The applicant was advised that that replacement timber balcony and stairs would be a retrograde step and would not preserve the appearance of the Grade II listed building. The applicant was also advised that the paving of the rear garden was unacceptable in terms of both design and biodiversity. Following this advice the application was amended.

It is now proposed to replace the cast iron balcony and stairs with a brick extension with a metal balustrade and handrail. The landscaping proposal has also been amended to involve a further tree in the rear of the garden.

Design

Rear extension, balcony and stairs - The revisions show a replacement flight of garden stairs of a contemporary artisan design, a revised stair configuration and the infill, in brick, of the space beneath the balcony. The existing stairs and landing are sympathetic and appropriate to their setting. The proposed design however introduces uncharacteristic materials, proposes a clumsy infill extension and its design approach does not complement the historic building.

It is considered that the proposals would harm the appearance of the garden elevation of the listed building by virtue of the negative visual impact of the design detail and the inappropriate masonry infill under the stairs. As such the proposal is contrary to policies CS14 and DP25.

Hot tub and outdoor fireplace/water feature structure – The proposed hot tub would be located to the rear of the proposed rear extension. It would be partially sunken into the garden which ensures that it will not appear prominent. It would be finished in natural stone and surrounded by a natural stone seating area. It is considered that the hot tub would not harm the setting of the listed building.

The proposed outdoor fireplace/water feature would be located to the rear of the garden and would have substantial width of 4.1 metres and a height of 2.3 metres. However, given the use of natural materials such as stone and at its positioning at the rear of the garden adjacent to the rear boundary wall it is considered not to harm the setting or appearance of the listed building or the wider conservation area.

Boundary wall and trellis - The historic garden wall on the eastern boundary has been repaired during the 20th century with inappropriate “Fletton” type bricks. There remains however the substantial portion of the historic structure which now appears to be in a precarious state. The rebuilding of the wall is in principal acceptable providing only the minimum is taken down and rebuilt to ensure the long term structural stability. If permission were to be granted conditions would be imposed that would ensure that:

- All the historic bricks must be salvaged and reused within the rebuilt section of the wall.
- All new bricks should be a careful match to the historic bricks of the wall.
- A true lime mortar should be used. i.e. lime putty and sharp sand in an appropriate mix - Approximately a 1:3 mix is suggested. A cement mortar mix is not acceptable
- The mortar joint detail should be flush and brushed rubbed back slightly to expose the aggregate. A weather struck detail is not acceptable.
- The existing historic bond is replicated.

The proposed trellis is considered as a minimal addition and would not harm the appearance of the listed building.

Landscaping – The proposal involves the paving the majority of the rear garden which is current partly covered by patio and partly by lawn. There will be some provision for planting in planters along the rear and side boundary, to the rear and surrounding the hot tub and two smaller planters adjacent to the rear elevation. The revised landscaping scheme introduces more greenery into the garden than the original scheme and includes the provision of a rain water harvesting unit. The site is located within a cluster of properties with

gardens which benefit from a number of plant species.

Policy CS15 of the Camden Core Strategy states;

'The Council will protect and improve sites of nature conservation and biodiversity, in particular habitats and biodiversity identified in the Camden and London Biodiversity Plans in the borough by: Protecting other green areas with nature conservation value, including gardens where possible'

The proposals would result in much of the area of soft landscaping in the rear garden being lost of hard paving. Back gardens contain some of the best habitats within the area and it is regrettable that much of the character of the garden space would be altered by the proposal and would result in a loss of biodiversity. However some areas of planting would remain and the new formal landscaping would not have a detrimental impact on the setting of the listed building. Therefore it is considered that a refusal of the proposals on grounds of the impact of the landscaping would be difficult to justify. The proposal included the addition of a rainwater harvesting plan which would ensue that the hardstanding would not increase run-off in accordance with Policy DP23 Water.

Amenity

The stair and balcony would not result in any further overlooking that what is currently allowed by the existing stair and balcony. Therefore, the proposal will not result in increase harm to neighbour amenity. It was previously considered that while views would be possible into surrounding properties, they would not be unreasonable given that the landing area would not be used for extended periods of time, and is set substantially away from the common side boundary.

No other aspect of the application is considered to impact on neighbour amenity.

Conclusion

The proposal extension and stairs, by reason of their position, bulk and materials would harm the appearance of the garden elevation of the listed building by virtue of the negative visual impact and the inappropriate additional masonry infill contrary to policies CS14, DP24 and DP25 of the LDF.

Recommendation: Refuse planning permission and listed building consent.

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