

Delegated Report		Analysis sheet	Expiry Date:	25/04/11
		N/A	Cons. Expire:	30/03/11
Officer			Application Number(s)	
Angela Ryan			2011/0986/P & 2011/0985/L	
Application Address			Drawing Numbers	
2 Hampstead Hill Gardens London NW3 2PL			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to front (west) elevation of single family dwellinghouse (Class C3) including replacement window at lower ground floor level, replacement glazing to front door sidelights and relocation of soil stack pipe runs.				
Recommendation(s):		Approve		
Code:		Full Planning Permission & Listed Building Consent		

Conditions or Reasons for Refusal:						
Reasons for Conditions:	See Draft Decision Notice					
Informatives:	See Draft Decision Notice					
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:	A Site notice was displayed from 04/03/11 to 25/03/11 and a public notice displayed in the local press on 10/03/11 for both the planning and listed building applications. Another press notice was displayed in the local press on 24/03/11 in relation to the listed building application. No responses were received as a result of this.					
CAAC/Local groups* comments: *Please Specify	<u>Hampstead CAAC:</u> A response was received on 10/03/11 confirming that no objections were raised to the proposal.					

Site Description

The site lies on the east side of Hampstead Hill Gardens. It comprises a two storey Edwardian style building that has been sub-divided into two flats. The building was originally constructed as a single studio house in 1881 by Batterbury and Huxley. The area is predominantly residential in character.

The property comprises a Grade II listed building and lies within Hampstead Conservation Area. The property is also subject to an Article 4 direction (Introduced on 21/08/09) removing permitted development rights for painting the brickwork on the exterior. It is also subject to a Regulation 7 that restricts satellite dishes being erected on the property.

Relevant History

Planning History:

On 17/11/09 LBC granted for internal alterations at lower ground, ground, first and second floors comprising like for like repair of parquet flooring, removal of 1950's alterations and replacement of two windows to rear and side elevation. Insertion of bathroom at first floor level and reconfiguration at second floor level (Ref: 2009/3744/L)

On 16/04/10 planning permission granted for alterations to existing side conservatory, including installation of a double glazed roof lantern, installation of 12 solar panels on flat roof surrounding new lantern and erection of railings and steps alongside south elevation of conservatory. (Ref: 2010/0693/P)

On 21/05/10 LBC granted for internal alterations to a single dwelling house (Class C3) to include removal and reinstatement of panelling, flooring and plastering, as well as installation of a new under floor heating system and new concrete slab. (Ref: 2010/1762/L)

Listed building application currently being considered for conservatory glass floor details pursuant to condition 3b of planning permission (Ref: 2009/3744/L) for internal alterations at lower ground, ground, first and second floors comprising like for like repair of parquet flooring, removal of 1950's alterations and replacement of two windows to rear and side elevation. Insertion of bathroom at first floor level and reconfiguration at second floor level. (Ref: 2011/1124/L)

Planning application currently being considered for the installation of double glazed roof lantern to conservatory of existing house (Class C3) (Ref:2011/1239/P)

Listed Building Consent currently being considered for installation of secondary glazing to residential dwelling. (Ref:2011/0377/L)

Enforcement History:

In December 05 enforcement complaint received for unauthorised installation of 2 rooflights overlooking the complainants. Not installed in accordance with approved plans. No breach was found and the case was concluded on 28/08/07(Ref: EN05/1231)

In August 09 an enforcement complaint was lodged for unauthorised works to roof of garage. No breach was found and the case was concluded in Sept 09 (Ref:EN09/0593)

Relevant policies

Core strategy:

CS14 – Promoting high quality places and conserving our heritage

Development properties:

DP24 – securing high quality design

DP25 – Conserving Camden's heritage

Camden Planning Guidance 2006

Hampstead Conservation Area Statement (October 2002)

Assessment

The application involves the replacement of an existing window at lower ground floor level, replacement of sidelight to front door with plain laminated translucent glass and the repositioning of an existing horizontal run of the soil stack pipe at ground floor level on the front elevation below ground.

The existing window at lower ground floor level comprises an aluminium double glazed window, with a horizontal sliding sash window and is totally out of keeping with the architectural composition/design of the existing windows located on the upper floors of the building. The principle of the replacement window is considered acceptable as it is proposed to install a top hung double glazed timber window within the existing opening, with the similar half round ovolo glazing bar profile to match the existing window design on the upper levels.

The existing front door comprises a panelled door with a fanlight and sidelights. The sidelights are single glazed in a fluted or reed pattern. These are proposed to be replaced with a plain laminated glass with a translucent interlayer maintained as one sheet of translucent laminated glass, which was revised from an originally proposed sub-divided pattern which was considered by Officers to be inappropriate to the age and style of the building. The outer pane is proposed to be a Pilkington Optifloat Satin translucent to aid privacy. The double glazed units will provide a degree of thermal insulation and security in one. This element of the proposal is now considered to be acceptable.

The existing horizontal soil stack pipe is currently located on the front elevation at ground floor level underneath the window cills. It is considered to be unsightly and detracts from the visual amenity of the building to which it is attached. It is proposed to reposition the pipe approximately 1m below ground to conceal the horizontal run. The stack will be connected at lower ground level within the existing lightwell and would therefore not be visible from the street as is the current situation.

It is considered that the proposal would enhance the architectural merit of the building and add to the historic interest. It will also improve the aesthetic value of the streetscene, by the removal of an inappropriately designed window at lower ground floor level and removal of the horizontal pipe on the front elevation of the building. The proposal is therefore considered to comply with policies CS14, DP24 and DP25 contained in the LDF.

Recommendation: Grant Planning permission & listed building consent

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