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| Delegated Report | | Analysis sheet | | Expiry Date: 21/01/2011 | | |
| | | N/A / attached | | Consultation Expiry Date: 10/1/2011 | | |
| Officer | | | Application Number(s) | | | |
| Kelly Sweeney | | | 2010/6288/P | | | |
| Application Address | | | Drawing Numbers | | | |
| 98 Frognal London NW3 6XB | | | See decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | |
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| Proposal(s) | | | | | | |
| Replacement of north facing porch of dwelling house (Class C3). | | | | | | |
| Recommendation(s): | | Refusal | | | | |
| Application Type: | | Householder Application | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 07 | No. of responses No. electronic | 00 00 | No. of objections | 00 |
| Summary of consultation responses: | No responses received. | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | No responses received. | | | | | |
| Site Description | | | | | | |
| <p>The site is a semi-detached two-storey single dwellinghouse, located on the east side of Frognal on a corner plot with Frognal Gardens. The building is of neo-Georgian style and lies within the Hampstead Conservation Area. It is one of a group of four dwellings (96 & 98 Frognal, 7 & 9 Frognal Gardens), identical in their character. The Conservation Area is the subject of an article 4 direction (2010) removing permitted development rights under Classes A, C, D, F and G of Part 1, Schedule 2 of the GPDO.</p> <p>Surrounding the site there is a brick boundary wall, approximately 2m in height.</p> | | | | | | |
| Relevant History | | | | | | |
| 2003/0511/P-Replacement of existing perimeter fence with new brick wall and entrance gates to match no.9 Frognal, approved 20/8/2003. | | | | | | |

Relevant policies

LDF Core Strategy and Development Policies

CS4-Areas of more limited change

CS14-Promoting high quality places and conserving our heritage

DP24-Securing high quality design

DP25-Conserving Camden's heritage

DP26-Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Hampstead Conservation Area Statement 2, October 2002

Assessment

Proposal: Consent is sought for the demolition of the existing porch located on the north facing elevation of the property and to replace it with a new porch which would be of a modern design measuring 2m wide, 1.1m deep and 3.1m in height.

Principle: LDF policies allow extensions and alterations to existing residential properties provided there is no harm to the character and appearance of the existing property and the surrounding area as well as the amenity of nearby residents and occupants.

Likewise policy DP25 will only allow development in conservation areas provided it either preserves or enhances the character and appearance of the conservation area.

Assessment: The Design and Access Statement submitted with the application states that the application property has been "little altered externally".

The existing porch is an original feature of the property, which is one half of a pair of semi-detached dwellings and one of a group of four, identical in their character (96 & 98 Frognal, 7 & 9 Frognal Gardens) and in similar manner to the application site they are largely unmodified in their external appearance. This group are of a neo-Georgian design and it is the porch on each which is a key feature of their character.

The Hampstead Conservation Area Statement states that properties in this area have a wealth of applied decoration and detail on them, however many have lost elements of the original details and that has eroded, in places, the character and appearance of the area. The statement notes that one of the key embellishments to many of the properties within the Hampstead Conservation Area is their porch, a feature which should be retained.

Whilst the proposed porch would be situated behind a brick boundary wall, the slightly elevated nature of Frognal and Frognal Gardens means that part of the existing porch can be viewed from within the public realm; therefore its loss would be evident, particularly when viewed within the context of the adjoining properties which form the aforementioned group of four. It is considered that the replacement porch would be of 'modern' design with exposed oak square columns, lead flat roof and glazed side infill panels. The design and introduction of uncharacteristic materials would not be in keeping with the character of the existing building or those adjoining.

Overall it is considered that the proposed development would result in the loss of a distinguishing architectural feature to the original building and the introduction of a feature which would not be in keeping with the character of the existing property and would fail to preserve or enhance the character and appearance of the Hampstead Conservation Area. The small nature of the development means that there would be no material impact upon the amenity of nearby residents.

Recommendation: The proposal fails to comply with the relevant LDF policies and supplementary planning guidance and therefore refusal is recommended.

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