

Delegated Report		Analysis sheet		Expiry Date:		27/07/2010	
		N/A / attached		Consultation Expiry Date:		10/8/2010	
Officer				Application Number(s)			
Hugh Miller				A: 2010/2881/P B: 2010/2894/L			
Application Address				Drawing Numbers			
Chatham House 90 Heath Street London NW3 1DP				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
A: 2010/2881/P - Erection of single storey conservatory extension at rear lower ground floor level; alterations to side elevation rear, new roof rooflights to rear slope roof to dwelling house (Class C3).							
B: 2010/2894/L – Works in association with erection of single conservatory extension at rear lower ground floor level; alterations to side elevation, window at ground floor level to be relocated into new opening to rear elevation, and installation of two rooflights to rear slope roof existing window at ground floor level to be relocated into new opening to rear elevation at to dwelling house (Class C3).							
Recommendation(s):		Grant A: Planning permission reference 2010/2881/P Grant B: Listed Building Consent reference 2010/2894/L					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. Electronic	00 00	No. of objections	00
Summary of consultation responses:		Site Notice displayed 21/7/2010, expired 11/8/2010. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC: No objection.					
Site Description							
A 4-storey plus attic terraced dwellinghouse situated on the north side of Heath Street, located south of the junction with New End. The Grade II listed terraced house dating from early – mid C19. One of a terrace of three houses, in the Hampstead conservation area.							
Relevant History							
May 2010 – Withdrawn - Planning application for erection of lower ground and ground floor extensions to rear and two heritage/ conservation rooflights to rear roof slope of dwelling house; ref.2010/0452/P							
May 2010 – Withdrawn - LBC application for works in association with erection of lower ground and ground floor extensions to rear and two heritage/ conservation rooflights to rear roof slope of dwelling house; ref. 2010/0457/L							
These application were withdrawn by the applicant due to concerns raised about the impact of proposed alterations at the basement level (removal of side wall between the hallway and front room for enlarged kitchen floorspace); and the impact of the two-storey conservatory extension which wrapped around the closet wing at lower ground floor level.							

Relevant policies

RUDP 2006:

SD6 - Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B6 - Listed buildings.

B7 - Conservation areas

Camden Planning Guidance: 2006

Section 41: 'Roofs and terraces'

Section 19: Extensions, alterations and conservatories

Draft LDF Core Strategy

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

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

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Proposal

This proposal comprise the following:

- Erection of single storey conservatory extension at rear lower ground floor level;
- Installation of two rooflights to rear slope roof;
- Alterations to side elevation of existing three storey rear addition – blocking up of two existing windows at ground floor level;
- Window at ground floor level on the existing three storey rear addition to be removed and relocated to a new ground floor opening in the rear elevation; and
- French doors to replace at existing window at lower ground floor level on the rear elevation of the existing three storey rear addition

The main issues concern **a]** design, **b]** impact on the appearance of the listed building and on the character and appearance of the Conservation Area, **c]** neighbour amenity.

Amendment

The proposal as submitted included a new opening in the wall between the hallway and the front reception room. This was considered to be an unacceptable as it obscured the original plan form of the house. The scheme has been amended to remove this element from the proposal.

Design

External Works

The proposed amended scheme is considered satisfactory as it would not harm the character or appearance and interest of the historic building in terms of design, materials and execution. The scheme is considered acceptable for the following reasons:

- The conservatory extension would be restricted to lower ground level, and is set just behind the rear wall of the closet wing. It takes a simple lean-to form, which minimises the bulk. The Design and Access Statement describes the conservatory as frameless structural glass, but the drawings lack detail – as such, whilst the conservatory extension is considered to be acceptable in principle, it is considered that further details be secured by means of condition to ensure that there is no harmful impact on the special interest of the building;
- Unlike the previous scheme, the original window at ground floor level, rear would be retained;

- The two conservation rooflights would align with the windows on the rear elevation, subordinate both in size and number and not be visible from the public realm;
- The applicant has confirmed date 24/8/2010, that other than the existing painted lower ground floor rear walls(closet wing and main building), no painting or render of brick work is proposed as part of this proposal;
- The bricked-up windows on the eastern side of the closet wing upper ground level would retain the window arch/ lintol, recessed brick at 20mm to maintain the historicity of the listed fabric;
- The new French doors and relocated ground floor window would align with other windows on the rear elevation and are of a sympathetic design.

Internal Works

The substantive internal alterations are limited to the lower ground floor level and the proposal is in compliance with policy and is satisfactory.

Neighbour amenity

The proposed extension would not have any impact on neighbour amenity through overlooking / loss of privacy or loss of sunlight/daylight to adjacent occupiers because:

- The height, location and setting of the lean-to conservatory extension would not project above the height or beyond the depth of the existing adjacent rear extension at no.92;
- The side and rear boundary walls are high enough and the extension would also be located far enough to ensure no harm to occupiers at Mansfield Place, which lies due south of the host building.

The proposal complies with policy SD6.

Recommendation:

Grant planning and listed building consent with conditions.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613