

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	27/07/2010
		N/A / attached	Consultation Expiry Date:	16/07/2010
Officer			Application Number(s)	
Anette de Klerk			A) 2010/2976/P B) 2010/2977/L	
Application Address			Drawing Numbers	
14 New End London NW3 1JA			Refer to decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
A) Erection of a two-storey rear extension at basement and ground floor level following the demolition of existing single storey rear addition at basement floor level; replacement of an existing rear window at basement floor level with a set of french doors and the addition of a rooflight to the existing middle roofslope of single family dwellinghouse (Class C3). B) External and internal alterations in association with erection of a two-storey rear extension at basement and ground floor level following the demolition of existing single storey rear addition at basement floor level; replacement of an existing rear window at basement floor level with a set of french doors and the addition of a rooflight to the existing middle roofslope of single family dwellinghouse (Class C3).				
Recommendation(s):		A) Grant Planning Permission B) Grant Listed Building Consent		
Application Type:		Full Planning Permission Listed building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	38	No. of responses	2	No. of objections	1
			No. Electronic	0		
Summary of consultation responses:	A site notice was displayed between 25/06/2010 – 16/07/2010. One letter of objection was received from No. 18 New End. The comments are summarised below: - There has been constant noise, disruption, parking problems, dust etc. for a period of 16 years along New End – proposed development at No 14 New End will lead to months of further disruption. <i>(An informative would be attached to any decision notice restricting the hours of construction and levels of noise. This is an issue that is controlled by the Council's Environmental Health Team.)</i> - The plans have not been viewed but rear extension will compromise view and light to No 18 New End, which would be worse for No. 20 New End. <i>(Paragraph 2.5)</i> A letter was received from 1 Carnegie House, New End stating support for the application.					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC – No response received.					
Site Description						
The subject site is situated on the south side New End and falls within the Hampstead Conservation Area. The building on the subject site is a Grade II Listed Building. This property forms part of a terrace of three houses, dating from 1725 and refaced in multi stock bricks during the later 19th century. The building stands three storeys tall with a basement and attic storey contained within a mansard roof. A shallow front lightwell is enclosed with original cast iron railings with a wrought iron overthrow and lamp holder to the front step. The interior of the building is particularly fine and contains a wealth of original features, including an original staircase with heavy turned balusters and carved tread ends. The majority of the building is panelled, and includes timber box cornices and original 6 panelled doors, as well as simple fireplaces to several rooms. There have been some more recent alterations to the interior of the building, however the building retains much of its early 18th century character. It is in use as a single family dwellinghouse.						

Relevant History

2006/4295/P: Change of use of lower ground and ground floors (and garden) from a dwelling house (C3) to educational use (D1) and retention of the first, second and third floors as a 3-bedroom residential flat (C3), installation of metal stairs in front basement lightwell and gate within railings at street level. Refused 12/12/2006.

2006/4296/L: Installation of metal stairs in front basement lightwell, gate within railings at street level and internal alterations all in connection with change of use of lower ground and ground floors (and garden) from a dwelling house (C3) to educational use (D1) and retention of the first, second and third floors as a 3-bedroom residential flat (C3). Refused 12/12/2006.

9301607: Erection of three new mansard dormer windows on both front and rear elevations. Granted 04/02/1994.

9370270: Internal and external alterations including the erection of three new dormer windows each on the front and rear elevations. LBC Granted 04/02/1994

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)

B1 (General design principles)

B3 (Alterations and extensions)

B6 (Listed buildings)

B7 (Conservation areas)

N8 (Ancient Woodlands and trees)

T12 (Works affecting highways)

Camden Planning Guidance 2006 (CPG)

Hampstead Conservation Area Statement

LDF Core Strategy and Development Policies

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.

Relevant Policies in Camden 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

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Assessment

1. Proposal:

1.1 It is proposed to replace the existing single storey rear extension at basement level with a new two storey extension. The proposal will provide a garden store and improved circulation and connection between the basement floor and the garden and a WC/toilet at ground floor level. It is proposed to install a rooflight to the middle section of the existing roofslope and to replace a sash window with French doors at basement floor level. Various internal alterations are proposed including the lowering of the existing basement floor level, creation of a larger spine wall between the kitchen and dining room area, installation of glazed screen and door to base of staircase and the removal of modern partitions and re-opening of sealed doors. The internal alterations are discussed in further detail under the relevant section below.

2. External alterations - Rear Extension

Design, scale and appearance:

2.1 The existing single storey rear extension (1.2m in depth, 1.2m in width and a maximum of 2.2m in height) is to be removed and replaced by a two storey rear extension. The proposed two storey extension will measure 1.5m in depth (only 30cm deeper than existing extension), 2.4m in width and will be constructed with a mono-pitched roof with a minimum height of 4.1m in height along the rear elevation increasing to 4.8m in height where it adjoins the rear elevation. It is proposed to install a conservation style roof light to the roof slope. The wall and roof of the rear will be constructed out of brick and slate.

2.2 The modest scale and traditional materials are considered to be sympathetic to the original building fabric and the proposed extension would appear subordinate to the main and adjacent buildings. In addition the application site has a 2.7m high wall extending along its western boundary with the adjoining property at No. 12 New End and a 2.4m high boundary wall along the eastern boundary with No 16 New End. Given the location of the application site and the buildings surrounding it, the proposed rear extension will not be visible from the public realm and long views in the surrounding area. In order to ensure the quality of the implemented scheme, it is considered necessary to secure via condition a sample of the brickwork for the proposed rear extension.

2.3 In terms of design, materials, scale and proportions, the proposed two storey rear extension is considered satisfactory and will ensure that a reasonable amount of the garden area remains available for continued use as an amenity area.

Rooflight / French doors

2.4 The proposal also includes the installation of a rooflight to the middle section of the existing roofslope and the replacement of the sash window at basement level with French doors. The proposed rooflight will be located within the flat middle section of the inner roof slope and will provide light into the landing area. The roof light will be flush fitting with the roof surface and will be of an appropriate size. The installation of the french doors to the lower ground floor rear elevation is considered to be acceptable in terms of design and appearance and respects the appearance of the main building. However a condition is recommended to be added to secure precise details of the new windows, doors and French doors. The size, design and appearance of the roof light and new French doors are considered to be acceptable and will not have a detrimental impact on the special interest of the Grade II listed building or the character and appearance of the Hampstead Conservation Area.

Amenity:

- 2.5 The proposed two storey rear extension will be located adjacent to the 2.7m high boundary wall extending between the application site and adjoining property at No. 12 New End. Given the modest depth (1.5m) and sloping roof of the proposed extension and that the property already has windows and door openings on the rear elevation (and no windows are proposed on the side elevation facing No. 12), it is not considered that the proposal would lead to an unreasonable amount of additional overlooking into habitable room windows or garden areas of neighbouring properties nor will it have any impact on the daylight/sunlight to nearby residential properties. It would therefore be consistent with the requirements of policy SD6.
- 2.6 Owing to the small scale nature of the proposed works, it is not considered necessary for a construction management plan to be required for these proposals. This is in line with policy T12 of the UDP.

3. Internal Alterations

- 3.1 The proposed development also entails internal alterations including the lowering of the existing basement floor level, creation of a larger spine wall between the kitchen and dining room area, installation of glazed screen and door to base of staircase and the removal of modern partitions and re-opening of sealed doors. The proposed internal alterations are as follow:

Basement:

- 3.2 The floor of the basement area has been raised by approximately 150mm when the kitchen was last refitted. It is proposed to remove this and the floor structure below to reduce the floor level by 270mm overall. The removal of the modern raised floor structure is considered to be appropriate.
- 3.3 The wall between the rear room and corridor is to be removed with the downstand retained to delineate the original floor plan of the building. This is considered appropriate.
- 3.4 Building Control have stipulated that there should be containment of the basement floor, either at the top or the bottom of the staircase, due to the risk of fire from the kitchen and the requirement to protect the main staircase. The installation of a glazed screen and door to the base of the staircase, although overtly modern in its appearance, allows the open string, balusters, handrail and newel post to remain visible and appreciable. This is considered the best option given the layout, character and features of the building as the introduction of a door at ground floor level would be highly damaging to the internal appearance of this part of the building which retains much of its 18th century character.

Ground Floor:

- 3.5 An opening is to be created at half landing level to the basement in order to access new bathroom. The existing wall has been boxed out with simple panelling applied, and appears to be relatively modern. The modification of this panelling so as to form the new opening to the new extension is therefore considered appropriate.

First Floor:

- 3.6 An existing door within the spine wall is to be re-opened and is considered to be appropriate.

Second Floor:

3.7 The replacement of existing modern bathroom suite and removal of the raised floor is considered to be appropriate.

Third Floor:

3.8 The third floor is currently divided into two bedrooms and two bathrooms. The reconfiguration of the third floor will involve the removal existing modern partitions to form 3 bedrooms and one bathroom. It is not considered that the alterations would have any detrimental impact on the fabric or spatial quality of the Grade II listed building.

**Recommendation: a) Grant Planning Permission
b) Grant Listed Building Consent**

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th July 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>