

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>19/07/2010</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	24/6/2010
<b>Officer</b>			<b>Application Number(s)</b>		
Hugh Miller			A: 2010/1640/P B: 2010/1644/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
11 Gainsborough Gardens London NW3 1BJ			Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
<b>A:</b> 2010/1640/P – Erection of extension to existing garage at rear including trellis fencing above; erection of part brick / part timber boundary wall and replacement pedestrian entrance on Christchurch Hill frontage; erection of railings to the front boundary; alterations at roof level to include new rooflight at rear roofslope to single dwelling house (Class C3).  <b>B:</b> 2010/1644/L – Erection of extension to existing garage at rear including trellis fencing above; erection of part brick / part timber boundary wall and replacement pedestrian entrance on Christchurch Hill frontage; erection of railings to the front boundary; alterations at roof level to include new rooflight at rear roofslope; internal alterations to dwelling house.					
<b>Recommendation(s):</b>		<b>Grant A: Planning permission reference 2010/1640/P</b>  <b>Grant B: Listed Building Consent reference 2010/1644/L</b>			
<b>Application Type:</b>		<b>Householder Application</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					

## Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>07</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site Notice displayed expires</p> <p><u>29 Christchurch Hill</u> – Object</p> <p>The proposed extension to the rear garage and installation of a roof deck would result in a significant loss of privacy to properties opposite. <i>(see para 3.1 below)</i></p> <p>The garage extension to the edge of the street will be out of character with the rest of the street, have an adverse impact on the visual amenity of the street and conservation area. <i>(see paras 2.2-3 below)</i></p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p><u>Hampstead CAAC</u>: Object</p> <p>The wall fronting on Christchurch Hill should be higher than 2.0m. <i>(see para 2.1c below)</i></p> <p>Assume highways will satisfy themselves on access safety to the garage. <i>(see para 2.3f below)</i></p> <p>The garage extension will exacerbate overlooking. <i>(see para 3.1 below)</i></p> <p>Object to the hard landscaping of the rear garden. <i>(see para 4.1-5 below)</i></p> <p>Oriel window detail should match neighbouring building. <i>(see para 2.1a below)</i></p>					

## Site Description

A basement + 3-storey attic terraced property situated on the south side of Gainsborough Gardens north of Christchurch Hill. This Grade II listed building forms part of a group of 3 terraced houses dating from 1893-95 by Horace Field. The building is of red/brown brick with red brick dressings, under a plain tiled steep mansard roof. The building is within the Hampstead Conservation Area.

## Relevant History

May 2003 – PD - Alterations to provide new glazed doors and revised window details on rear elevation at ground and lower ground floor levels; ref. 8804394

## Relevant policies

### **RUDP 2006:**

SD6 - Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B6 - Listed buildings.

B7 - Conservation areas

N5 – Biodiversity

N8 – Ancient Woodlands and trees

### **Camden Planning Guidance: 2006**

*Section 41: 'Roofs and terraces'*

*Section 23: Landscaping and trees*

*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. 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.*

*CS1 – Distribution of growth*

*CS5 – Managing the impact of growth and development*

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

*CS15 – Biodiversity*

*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*

## Assessment

### 1.0 Background

1.1 Whilst some of the proposed works are acceptable in principle, there were concerns with regards to the impact of some of the proposed alterations and extensions on the historic fabric and interest of the grade II listed building. Officers raised concerns as they relate to internal and external alterations and extensions; detailed design, scale and proportions of dormer windows, roof finishes to be renewed, loss of historic fabric and the impact on the character and appearance of the building.

1.2 The proposal has been revised resulting in the deletion of the front and rear dormer windows and the substantive alternations to the buildings internal fabric have been amended in keeping with officer's observations.

The application proposes the following:

- ✓ A: 2010/1640/P - Extension to existing garage at rear; erection of part brick / part timber boundary wall and replacement pedestrian entrance. Erection of railings to the front boundary; alterations at roof level to include new conservation rooflight at rear to single dwelling house (Class C3).
- ✓ B: 2010/1644/L – Internal alterations and extension to existing garage at rear; including erection of part brick / part timber boundary wall and replacement pedestrian entrance. Erection of railings to the front boundary; alterations at roof level to include new conservation/ heritage rooflight at rear to single dwelling house (Class C3).

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 & **d]** hard and soft landscape.

### 2.0 Design

#### External Works

2.1 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. With a single exception, which will be conditioned, the revised scheme is considered acceptable for the following reasons:

- a) a conservation /heritage rooflight is proposed at rear as a replacement for the front and rear dormer windows, which is less visually dominant; moreover, there is already a large rooflight in situ (not shown on the existing plans); this is considered acceptable as a traditional and modest feature in the roofslope;
- b) the proposed new front railings are acceptable in principle. These have been designed to match the neighbouring properties at nos.12 and 13. Although some design elements of these (eg: brickwork plinth) is not ideal, on balance their replication will ensure the overall harmonious appearance of the group which is designed as a symmetrical composition;
- c) a part brick wall and part timber fence would replace the existing dilapidated fence and retaining brick wall plus high vegetation along Christchurch Hill rear boundary. The height is considered appropriate to this boundary and indeed less than existing treatment- the total height of shrubbery is approx 3m according to the plans while the new brick wall will be 1m high plus a 1.5m high fence above this. Given the proximity of the Heath and likely visual impact any replacement boundary treatment will have on Christchurch Hill, it is considered that the revised mix of materials would be acceptable; *See additional discussion below.*
- d) The alterations preserve the character and appearance of the conservation area and the setting of the listed building.

#### Single-storey garage extension

2.2 The existing single-storey garage measure 2.5m x 5.0m and has timber framed part glazed doors. It is located at the rear of the application site. The garage and rear garden is accessed from Christchurch Hill. The remainder of the rear boundary is covered in vegetation. The garage roof is raised higher than the rear garden level and is accessed via steps. Its entire roof surface is decked and it has timber trellis on its south and east sides and railings on the north side. The garage roof is used as an extension of the soft landscaped rear garden amenity space. The entire east boundary and part of the south boundary has mature shrubbery.

2.3 The garage extension would increase in its depth by 2.0m, from 5.0m - 7.0m to the back of the pavement. The proposed extension is considered acceptable in principle and would not harm the streetscene because:

- a) the existing garage structure lies within the low level slope of the rear garden and together with its the timber doors provide a lightweight and gardenesque appearance;
- b) it would be subordinate in its appearance to the host building both in terms of footprint, design, materials and execution.
- c) the garage aligning with the main boundary of the adjacent properties would enhance rather than detract from the streetscene.
- d) The trellis fence aligned around the new garage roof will match the existing arrangement and is acceptable in the streetscene.
- e) The alterations preserve the character and appearance of the conservation area and the setting of the listed building.
- f) The extended garage with its doors now directly abutting the rear pavement line will improve highway safety as visibility splays will now be provided, unlike the existing situation.

2.5 Overall, the proposed external alterations are in compliance with policies B1, B3, B6, B7 and CPG guidelines.

### Internal Works

The initial concerns officers raised with regards to the internal alterations have been addressed and the revised scheme is considered acceptable in listed building terms. The amendments are as follows:

#### *Basement*

Deeper nibs are proposed to retain more sense of the original floor plan. Blocking the opening into front room from the hallway – It is proposed to retain architrave and full height of the opening with a panel set within.

The proposed new fixed panel from the WC is considered acceptable and it would have single glazing in the upper portion.

#### *Ground*

Notwithstanding, double door width openings are a common feature at this floor level and often characteristic of reception spaces; deeper nibs are proposed to retain more sense of the original floor plan and is acceptable.

#### *1<sup>st</sup> Floor*

A single door leaf opening to the walk-in closet would be relocated off-centre. This is considered more appropriate as it would retain the more cellular character of the upper floor spaces.

#### *Section drawing 1011.05.10*

The annotation to section 3 of the above drawing has been amended to retain 'existing cornice, and picture rail etc.

### **3.0 Neighbour amenity**

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

- a) the use of the garage roof space would be screened by shrubbery and timber trellis on the east and south sides as it is currently; moreover, being located at the end of the garden it would not have any impact on occupiers' of the adjacent properties;
- b) the garage extension would be located approximately 14m away from nos.29 & 31 Christchurch Hill due south. Moreover, the combination of the greenery/ shrubbery and trellis would provide adequate screening to minimise overlooking and loss of privacy. Nevertheless, this is considered to be sufficiently far away not to have any impact on occupier's amenities opposite;
- c) a condition requiring the replanting of ivy to soften the visual appearance of the wall is attached.

### **4.0 Trees/ hard and soft landscape**

4.1 The proposals are considered to be generally acceptable. No trees are proposed to be removed as a result of these proposals. The trees that are on the property are small to medium sized. None are particularly prominent in the landscape. T1 (referred to as a Hazel in the arborist's report seems to be a mix of Hazel and pollarded Ash) provides some screening to the rear of the property. They soften the appearance of the building and views from Christchurch Hill.

4.2 The arborist's report includes details of the principles of tree protection and a condition is attached to this effect.

4.3 *Front Garden area* - A low hedge will be removed at the front to make way for the construction of a low front wall and railings to match the neighbouring property. Hedges are not particularly characteristic of this grouping of houses. Therefore its loss is not considered to be detrimental to the character of the site and its surroundings. Some planting is proposed in planters towards the front elevation will aid in softening the hard elements of the landscape and built form.

4.4 *Rear garden area* - At the rear, the rebuilding of the rear boundary retaining wall will result in the removal of ivy which overhangs the wall. This vegetation both softens the visual appearance of the wall and provides habitat. The effect of this could be ameliorated by replanting ivy at the base of the newly constructed wall so that it can re grow and cover this structure. This item could form part of hard and soft landscape details to be submitted by condition.

4.5 The various landscaping works to the front and rear gardens are proposed and these are considered acceptable and will enhance the external appearance of the listed building. It should be noted in response to the CAAC's comments that landscaping is *permitted development* and the Council has no control over changes to rear gardens in terms of additional paving.

Recommendation: Grant planning and listed building consent.

## DISCLAIMER

**Decision route to be decided by nominated members on Monday 28<sup>th</sup> June 2010. For further information see**

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