

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>18/06/2010</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>21/05/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Walsh				2010/1704/P 2010/1706/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
13A Downshire Hill London NW3 1NR				Please refer to draft 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>							
<p>P- Erection of a single storey side extension at second floor level and external alterations including installation of three sash windows at ground floor level.</p> <p>L- Erection of a single storey side extension at second floor level and external alterations including installation of three sash windows at ground floor level plus associated internal works including a new opening to the proposed extension, removal of a partition, replacing the existing utility by a cloakroom, and works to the basement level to form a utility room to dwelling house (Class C3).</p>							
<b>Recommendation:</b>		<b>Refuse Planning Permission</b> <b>Refuse Listed Building Consent</b>					
<b>Application Type:</b>		<b>Householder Application</b> <b>Listed Building Consent</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<b>14 Downshire Hill supports the application as follows:</b> - It is encouraging that improvements are being made to improve a house in Downshire Hill.					
<b>CAAC/Local groups comments:</b>		<b>Hampstead CAAC have no objection</b> on the scheme, because the proposal is set back from the front elevation.					
<b>Site Description</b>							
The application site is a large 4 storey Regency building. The application site forms part of a semi detached pair with No 14. The property is located on the north of Downshire Hill close to the junction with Keats Grove. The building is Grade II Listed and is located within the Hampstead CA.							
<b>Relevant History</b>							
<b>2003/2051/P and 2003/2052/L :</b> The erection of full width single storey rear extension, including alterations to an existing extension and reconfiguration of the patio area and access to the garden, to provide additional habitable floorspace for a single family dwelling house. <b>24/11/2003 GRANTED</b>							

## 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

## 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.*

CS1 - Distribution of growth  
CS5 - Managing the impact of growth and development  
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

## Assessment

### Proposal

The application seeks permission for the following extensions and alterations:

- single storey side extension at second floor level, 4.7m deep, 3m wide;
- Installation of three sash windows to the rear elevation, replacing existing french doors and 2 casement windows;
- alterations to the existing basement level which include lowering the floor approx 400mm, possible underpinning, damp proofing to floor and walls, a new sump and pump and associated mechanical ventilation;
- associated internal alterations which include removal of a partition in the existing kitchen and alterations to replace the existing utility by a cloakroom;

### Design

This Grade II listed building forms part of a semi-detached pair with no.14. These stucco clad Regency buildings stand 4 storeys in height with an attractive iron balcony at 1st floor level. Both buildings have a lower entrance bay, being 2 storeys in the case of no.13a and 3 storeys at no.14. A structure to the southwest of 13a appears on the late 19th century OS maps as a separate narrow property. During the 1930s it appears that this building was remodelled in a Modernist idiom, with a sleek cantilevered roof to the setback 3rd storey.

It is proposed to add a setback (of approx 2.9metres) additional storey to the entrance bay of no.13a. This is to provide a dressing room accessed from the 2nd floor landing within the main body of the house. The addition is of a simple render clad design, with a sash window to the front elevation and a lead roof.

It is considered that, whilst the large setback of 2.9m does minimise the visual impact of the additional storey from Downshire Hill, it also reads as a compromise solution rather than an honest and coherent architectural addition to the listed building. Given the difference in height between the corresponding entrance bays of 13a and 14, a full additional storey rising in line with the elevation beneath could have been a possible solution, and if sympathetically designed could benefit the overall symmetry of the pair. However, the situation is complicated by the 1930s remodelled structure to the south-west. The 2nd floor parapet line of nos.13a and 13 match; however the absence of a 3rd storey to the former creates an important gap and sense of distinction between the Regency building and its

Modernist neighbour.

Thus, it is considered that neither the proposed setback storey, nor a flush additional floor would create a satisfactory design solution, the former harming the integrity and appearance of the listed building and the latter compromising the townscape impact of the group. As a result, it is considered that the principle of an additional storey is not acceptable in this location by virtue of its impact on the appearance, architectural integrity and coherency of the listed building and thus would be harmful to the character and appearance of the wider conservation area.

There is no objection to the proposed works to the existing ground floor extension, which include the alterations to the windows on the rear elevation and the removal of the partition, as this is modern fabric and of no intrinsic interest.

In terms of the proposed basement, there is no objection to the principle of reducing the basement floor level, as this appears to have a modern finish. However no information has been submitted about the type and extent of underpinning and what impact this would have on the remainder of the building, nor have any details of damp proofing been submitted either. Therefore this part of the application cannot be recommended for approval as there is a lack of information and the impact on the proposals on the Listed Building cannot be assessed.

### **Amenity**

The adjacent property at no.13 has an existing roof terrace to the front of the second storey roof extension. The flat roof to the front of the proposed extension at the application site was not proposed to be used as a roof terrace. It is considered that the additional window at second floor level would not result in any harmful overlooking as it only overlooks the adjoining terrace.

Although the application proposes to build up the existing party walls, the neighbouring property at no.13 has a similar roof extension. As the proposed extension does not go in front of the existing building line, it is considered that the roof addition will not cause any loss of light, outlook or privacy; hence the scheme is considered to comply with policy SD6 of Camden's UDP.

**Recommendation: Refuse Planning Permission and Listed Building Consent**

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