

Delegated Report	Analysis sheet	Expiry Date:	15/06/2010
	N/A / attached	Consultation Expiry Date:	20/05/2010

Officer	Application Number(s)
Katrina Christoforou	2010/1518/P 2010/1535/L

Application Address	Drawing Numbers
19b Hampstead High Street London NW3 1PX	See decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
<p><u>Planning Application:</u> Rendering of the Gayton Road elevation, erection of an external metal staircase from the rear 1st floor courtyard to the existing second floor flat roof area to allow use as a terrace and replacement of metal balustrade at second floor level to residential flat.</p> <p><u>Listed Building Application:</u> Alterations and additions comprising the rendering of the Gayton Road elevation, erection of an external metal staircase from the rear 1st floor courtyard to the existing second floor flat roof area, replacement of metal balustrade at second floor level, replacement of the internal staircase, installation of secondary glazing and internal refurbishment works to residential flat.</p>

Recommendation(s):	Grant planning permission & listed building consent
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Application Type:	Full Planning Permission & Listed Building Consent
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	A site notice was erected 28/04/2010.
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CAAC/Local groups* comments: *Please Specify	<u>Hampstead CAAC:</u> No objection
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Site Description

The three storey semi-detached building is located on the north side of Hampstead High Street on the corner with Gayton Road. The ground floor is an A1 shop unit and the upper floors form a residential unit accessed from Gayton Road. Number 19 and adjoining number 18 are grade II listed buildings dating from the early 18th century. The site is within the Hampstead Conservation Area which is covered by an Article 4 Direction and the Hampstead Town Centre.

Relevant History

2009/5233/P & 2009/5234/L

Additions and alterations including the conversion of existing Maisonette into 2 flats, a new side access door at ground floor level, rear infill extension and new protruding side window at first floor level and creation of a rear wooden deck and roof garden at 2nd floor level. Following officer's advice the applications were withdrawn.

Relevant policies

Replacement Unitary Development Plan 2006

SD1- Quality of life
SD6- Amenity for occupiers and neighbours
B1- General design principles
B3- Alterations and extensions
B6- Listed buildings
B7- Conservation Areas

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
CS17- Making Camden a safer place

DP24- Securing high quality design
DP25- Conserving Camden's Heritage
DP26- Managing the impact of development on occupiers and neighbours

Assessment

The proposed works include internal and external alterations in association with the renovation of the residential property which is currently in a poor state of repair.

Proposed external alterations

- Rendering of the Gayton Road elevation
- Replacement of the front door
- Insertion of new sliding glass doors at first floor level facing onto the patio.
- The erection of an access stair in the rear 1st floor lightwell up to the second floor flat roof to create a roof terrace with replacement of metal painted balustrade.

Originally the gable wall of 19 Hampstead High Street formed the party wall with neighbouring buildings which were demolished when Gayton Road was formed. It is likely that this façade was then rendered to weatherproof the brickwork which was never intended to be exposed to the elements. The only section of this facade which hasn't been rendered is an inverted "L" shape section on the rear wing. This façade is simple stock brickwork but window openings are modern with lintels above. The proposed rendering would unify this facade and be an improvement over its present ad-hoc appearance. The existing front door is modern and its replacement with a contemporary design is considered acceptable on this altered part of the building.

The internal face of the rear wing is constructed from modern Fletton bricks and has clearly been rebuilt. It is proposed to replace this façade with a more glazed elevation. Elevations of this façade have not been provided, but given the lack of historic fabric in this location and enclosed nature of the courtyard which limits views the works are considered acceptable in principle. It is recommended that a condition be attached to any permission require submission of details of this elevation to ensure satisfactory appearance.

The flat roof at second floor level currently has no formal access with only a window opening at second floor level, although there is an existing low metal rail and the surface has been used for pot plants. It is proposed to add a new external metal staircase from the courtyard space at first floor level up to provide access to the flat roof at second floor level. The staircase itself is not considered to have any impact upon the listed building and would not be visible from the public realm. It is proposed to replace the existing balustrade but at 0.6m this would not be sufficient to meet building regulations. It would therefore be assumed that the railings would have to be increased in height to 1.1m. The railings would be visible from the street in Gayton Road as are the existing so this is not considered to have any affect on the overall appearance of the building. It is recommended that a condition be attached requiring details of the railings to a height of 1.1m.

The terrace would abut the flank wall of number 62 Gayton Road which does not include any windows. To the west the terrace would look onto the street and to the east towards Marty's Yard. The terrace area would allow for views back towards the rear of adjoining number 18 Hampstead High Street, the upper floors of which are in residential use. However, the terrace will be set away from the boundary with number 18 by approximately 2m with the void at first floor level between them, due to the limited depth views from the terrace back towards the rear windows of number 18 at second floor level would be at an angle. Planning records show the half level window in number 18 closest to the terrace serving the stairway. It is therefore considered that the proposed terrace would not result in an unreasonable loss of privacy to the neighbour in accordance with policy SD6.

Proposed internal alterations

- Replacement of the staircase
- Replacement of kitchen at first floor level
- Installation of a new bathroom at second floor level
- Secondary glazing of windows

This scheme retains the basic layout of the building and features of note. The stair from the ground floor to the first floor is to be replaced but an inspection of this shows it to be an early 20th century addition to the building. Whilst sometimes later additions can be considered to contribute to the special interest of the building in this case the stair is somewhat plain and is not of any great quality to warrant its retention.

The works to the first floor of the main building involve the replacement of the kitchen to the rear room. This room features historic panelling but details have been submitted showing that any fittings will be largely independent of this. The same comments largely apply to the second floor where the bathroom is to be installed.

It is noted that secondary glazing is proposed to be installed to the front windows on this level and in the attic which face onto Hampstead High Street. On both levels the window openings are plain with no panelling or shutters. It has been demonstrated in the submitted details that the profile of the frames would be slimmer than the sashes and as such it should not be visible from the outside. In this context there is no objection to this element of the proposal.

In the attic the main alteration is to remove the ceiling. It is acknowledged that the head height in this floor is exceptionally low which limits its use. It is also apparent that the floor has always been used as habitable space (as opposed to storage) and therefore a proposal to raise the ceiling height would not be unreasonable.

It is not clear from proposed section BB whether it is the intention is to remove the ceiling entirely or raise it to the level of 2.3 metres. The character of the space is still important and the exposure of the underside of the mansard would not be acceptable as it would create a grander loft-style space out of character with the hierarchy of the floor levels. A ceiling height no greater than 2.3 metres would be permissible. It is recommended that a condition be attached to any permission requiring details of the new ceiling.

Some asbestos has been discovered within the building but its removal does not cause any concern as it is generally confined to modern fittings such as fires, cement panels or flooring.

The proposed works are in accordance with policies B1, B3, B6, B7 and SD6.

Recommendation:

Grant planning permission and listed building consent.

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