

Delegated Report		Analysis sheet		Expiry Date:		16/04/2010	
		N/A / attached		Consultation Expiry Date:		07/04/2010	
Officer				Application Number(s)			
Jonathan Markwell				a) 2010/0693/P b) 2010/0713/L			
Application Address				Drawing Numbers			
2 Hampstead Hill Gardens London NW3 2PL				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
a) Alterations to existing side conservatory, including installation of a double glazed roof lantern, installation of 12 solar panels on flat roof surrounding new lantern and erection of railings and steps alongside south elevation of conservatory. b) External and internal alterations to existing side conservatory, including installation of a double glazed roof lantern, installation of 12 solar panels on flat roof surrounding new lantern, erection of railings and steps alongside south elevation of conservatory.							
Recommendation(s):		a) Grant Planning Permission b) Grant Listed Building Consent					
Application Type:		a) Full Planning Permission b) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers (2010/0693/P only):		No. notified	46	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected for both planning and listed building applications on 17/03/2010, expiring on 07/04/2010. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC comment as follows: "Proposed solar panels acceptable if within height of roof surround - difficulty with these is that the optimum angle of mounting the panels is steeper than shown. Proposed side terrace may give rise to overlooking of neighbouring house and garden although probably marginal increase compared with existing glazed extension".					
Site Description							
This building was originally constructed as a single studio house in 1881 by Batterbury and Huxley. It has been subsequently been subdivided into two properties (see relevant history below). It is a two storey red brick building with a pitched roof sitting on projecting eaves. The house is typically late 19 th century in its style with Queen Anne and domestic revival influences including tall chimneys and incised render details, decorated brickwork and an asymmetrical frontage and plan. Inside the house broadly retains its original plan form and some features of interest. At ground floor level on the side							

elevation there is a single storey conservatory, an early 20th century addition. This application concerns the conservatory area.

The building is Grade II listed and lies within Hampstead Conservation Area. The surrounding area is predominantly residential in nature.

Relevant History

7112 - The subdivision of No. 2, Hampstead Hill Gardens, Hampstead, into two dwelling-houses by vertical separation. Granted 05/11/1951.

2005/4282/P - Erection of a new replacement second floor dormer window to the rear. Granted 20/12/2005.

2009/3117/L - Retention of rear dormer window to second floor level. Granted 21/08/2009.

2009/3744/L - Internal Alterations at lower ground, ground, first and second floors comprising like for like repair of parquet flooring, removal of 1950's alterations and replacement of two windows to rear and side elevation. Insertion of bathroom at first floor level and reconfiguration at second floor level. Granted 17/11/2009.

2010/1762/L - Internal alterations to a single dwelling house (Class C3) to include removal and reinstatement of panelling, flooring and plastering, as well as installation of a new under floor heating system and new concrete slab. Current application under consideration by Council.

Relevant policies

Replacement Unitary Development Plan 2006

- SD1 – Quality of life
- SD6 – Amenity for occupiers and neighbours
- SD9 – Resources and energy
- B1 – General design principles
- B3 – Alterations and extensions
- B6 – Listed buildings
- B7 – Conservation areas

Camden Planning Guidance 2006

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.

Draft LDF Core Strategy

- CS1 – Distribution of growth
- CS5 – Managing the impact of growth and development
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 – Promoting high quality places and conserving our heritage

Draft Development Policies

- DP22 – Promoting sustainable design and construction
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- DP29 – Improving access

Assessment

Introduction

Planning permission and listed building consent is sought for the following works:

- addition of a lantern to conservatory roof;
- addition of solar panels to conservatory roof;
- addition of railings and steps to conservatory.

The proposal is to upgrade the house externally and follows an approved application for works to the interior (2009/3744/L) in 2009.

The applications originally sought to replace all windows within the building with slimlite double glazing. During the course of the application this element of the proposals was omitted.

Design

As noted in the site description above, the existing conservatory is an early 20th century addition to the building. The proposed lantern is considered to be diminutive and broadly in keeping with the eclectic character of the building. As such, in design terms the lantern is considered to be appropriate. This is regard to preserving the setting of the host (grade II listed) building and maintaining the character and appearance of the conservation area. Moreover, the applicant has provided sufficient details of the proposed lantern to ensure that no specific conditions are considered to be required in this instance.

With regard to the twelve solar panels, these will surround the lantern on this flat roof area. The proposed plans show that the panels will be set at a 3° angle, so as to not extend above the height of the existing moulding around the roof. As such, the prominence of the solar panels from street level will be reduced as far as possible. It is considered unlikely that the solar panels will be visible from street level or the ground floor of neighbouring properties, minimising the visual impact on both the building and the wider conservation area. Moreover, no internal or external detailing is considered to be affected by their introduction. The panels are approximately 1.58m in length, 0.8m in width and 0.035m in height with a black/dark grey frame. The proposed panel is considered to be in full compliance with policy SD9c and will also be south facing, as promoted in CPG. However, it is considered necessary to add a condition denoting that the solar panels are positioned and project as shown on the approved plans (RP-001-A and SE-006-A). This is in order to safeguard the special architectural and historic interest of the building. This is considered to be necessary as the optimum projection of the solar panels is at an angle which would be clearly visible from the street and would be considered to harm the setting of the listed building.

The proposed railings and steps are considered to be in keeping with the age and appearance of the building, and match the existing railings to the rear. Thereby these railings are considered to preserve the setting of the listed building and the wider character and appearance of the conservation area. Again the applicant has provided sufficient detail for there being no requirement for further details to be secured via condition.

Amenity

There is an existing opening providing access to a narrow walkway between the conservatory and boundary with 2.5 Hampstead Hill Gardens. As such, there are present opportunities for overlooking from this walkway to neighbouring properties. The provision of railings will not exacerbate the existing situation and thus no increases in the amount of overlooking possible from this area are envisaged. In addition, there are no issues raised with regard to loss of outlook or access to sunlight or daylight for neighbouring occupiers from the modest works proposed. The recommended condition regarding the position and projection of the solar panels (as outlined above) will also maintain retain residential amenity.

In addition, for present and future occupiers of the residential unit, the proposed alterations are

considered to improve the quality of residential accommodation at the site.

Recommendation

Grant Planning Permission / Grant Listed Building Consent

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