

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th November 2009. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	16/11/2009
		N/A / attached	Consultation Expiry Date:	22/10/09
Officer			Application Number(s)	
Katrina Christoforou			2009/4395/P 2009/4338/L	
Application Address			Drawing Numbers	
9A Gainsborough Gardens London NW3 1BJ			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p><u>P.P.</u>: Alterations to include a enclosure within the central roof valley at second floor level to single family dwelling house (class C3)</p> <p><u>L.B.C.</u>: Additions and alterations to include partial infill of 'valley' roof, replacement roof lights at front of property, cleaning of external brickwork & pebbledash and minor internal alterations to single dwelling house. (Class C3)</p>				
Recommendation(s):		Grant planning permission and 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	07	No. of responses	07	No. of objections	02
			No. Electronic	07		
Summary of consultation responses:	<p>A site notice was erected on the 30/09/09 and 7 neighbours were individually consulted. Objections were received from neighbours at numbers 9 and 7 and comments were received from neighbours at numbers 6, 8, 12, 14 Gainsborough Gardens and 3 Christchurch Hill. The comments are summarised below:</p> <p><u>Objections:</u></p> <ul style="list-style-type: none"> - The proposals would greatly prejudice the surrounding environment. 9A is a listed property and should be protected by planning legislation. - Do not understand why internal mouldings etc. are already being removed. - Do not see the need for an enclosure in the central roof valley. - Even if not visible from the street it would be visible from a neighbouring balcony and probably from the houses across the gardens and on Christchurch Hill. - Damage to the garden carried out by a skip lorry. <p><u>Comments:</u></p> <ul style="list-style-type: none"> - Oppose anything that would change the external appearance of the building apart from gentle cleaning of the exterior and internal like for like renovation. - 9A, also known as Eirene Cottage is a perfect example of vernacular revival style. - No building should be permitted in the garden. - The proposals seem relatively minor but we hope that they will be carried out in keeping with the fabric of the building and are minimally visible from the street. - Concerned that internal works have already taken place as cornicing and laths have been removed from the property. - Please check that works are authorised. - No objection to the works described but concerned that the owner has made repeated attempts to build a house or a block of flats in the rear garden which were highly objectionable and rightly refused. -Non-immediate neighbours should have been consulted. 					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC were consulted on the application and responded offering no objection.					

Site Description

The substantial dwellings of the private residential road of Gainsborough Gardens circle a central mature garden. Number 9a is a detached three storey single dwelling house located on the south side of the gardens and with its own private gardens to the side and rear. The building was built in 1981 to the Vernacular Revival style by Elijah Hoole for CE Maurice and is grade II listed and within the Hampstead Conservation Area.

Relevant History

2005/0319/P & 2005/0320/L: Alterations to the existing building at No. 9A Gainsborough Gardens and the erection of a new semi-detached 3-4 storey high building for use as 2x self-contained maisonettes, plus relocation of existing Gingko tree in front garden. Refused 22/12/2005, appeal submitted but appears to have been withdrawn as no decision is logged on the Council of Planning Inspectorate records. Previous applications for similar developments had been submitted in the past but were withdrawn.

Planning enforcement investigation EN09/0930 was opened on the 23/10/09 following reports of unauthorised works to the interior of the listed building. Officer's visited the site and no breach was found.

Relevant policies

Camden 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

Camden Planning Guidance 2006

Assessment

The proposal

1.1 The applications have been made for the erection of a small enclosure within the central roof valley to provide additional head room to a new en-suite at second floor level, minor internal alterations to existing bathrooms, replacement of the existing aluminium glazing covering the front lightwell, and damp proofing of the family room at lower ground floor level. Cleaning of the external facades using a nebulous spray is also proposed.

Design and appearance

2.1 The proposed alterations to the bathrooms would not affect the original fabric of the listed building. The replacement of aluminium glazing with powder coated grey glazing bars would not alter the appearance of the listed building and is therefore considered to be acceptable. The method of cleaning the external face of the building would not harm the building and would enhance the overall appearance.

2.2 The proposed method of damp proofing would be a physical membrane system with drain. This system does not harm the fabric of the building and it allows the building to function as originally intended- by removing any water which penetrates into the room without trapping moisture in the walls, which could cause long term problems. In this regard the proposed damp-proofing is not considered to harm the special character of the building and is acceptable.

2.3 The proposed bathroom enclosure would be extended into a blind roof valley which is not visible. The small

enclosure does not harm the form of the roof which is largely significant for its projecting eaves, large tile hung gable with bargeboards and tall enriched brick stacks which are not altered as part of the proposals. The enclosure would be clad in hung tiles to match the existing detailing on the facades. As such the work is not considered to harm the special character of the listed building or character and appearance of Gainsborough Gardens or the Conservation Area.

2.4 The proposals are therefore considered to be compliant with policies B1, B3, B6 and B7.

Amenity

3.1 Being contained within the existing parameters of the roof with no windows, the small enclosure would not have any implications for the residential amenity of neighbours in line with policy SD6.

Objections/comments

4.1 One of the main concerns raised from the public consultation is that works were already taking place on site and that cornice and other internal features had been put into a skip outside. Officer's were alerted to this and visited the site in association with planning enforcement investigation EN09/0930. These works were not associated with the current applications and had come about as a result of a leak which caused part of the ground floor ceiling to collapse. The ceiling is being replaced in a like for like manor and Council officers were satisfied that no breach of planning control had occurred.

4.2 The comments raised also mention previous applications and damage to the garden which whilst informative, would not be material considerations to these applications.

Recommendation:

Grant planning permission and listed building consent.