

Delegated Report		Analysis sheet		Expiry Date:		19/08/2009	
		N/A		Consultation Expiry Date:		23/07/2009	
Officer				Application Number(s)			
Jennifer Walsh				2009/2612/P			
Application Address				Drawing Numbers			
17 Holly Mount, London NW3 6SG				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Removal of two existing concrete and glass pavement lights and opening up of two new lightwells and associated installation of wrought iron railings to front elevation of dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 30/06/2009-21/07/2009. No representations have been received.					
CAAC/Local groups comments:		Hampstead CAAC – responded with no objection and stated that the proposals would be an improvement in character to Holly Mount.					

Site Description

The application site is Early 19th Century Baptist Church located within Hampstead Conservation Area sandwiched between 2 Grade II listed building dating from the same period. The Baptist Church is now in Class C3 use. The application property itself is not listed but is noted in the Hampstead Conservation Area Statement as making a positive contribution to the character of the area. The rear of the property is completely enclosed by the buildings of Golden Yard and 16 Holly Mount.

Relevant History

2007/3493/P- Erection of new dormer and terrace within existing roof valley of existing single dwelling.

GRANTED 24/09/2009

2008/5176/P - The formation of a roof terrace with new access doors at rear ground/first floor level following the partial demolition of the back addition and the enlargement of a window at the rear of single dwelling house. **GRANTED 11/12/2008**

2009/2615/P - Elevational alterations involving new and enlarged window openings on front, rear and side elevations at lower ground floor level to single family dwelling house (Class C3).

RECOMMENDED FOR APPROVAL

2009/2607/P - The installation of one new window at raised ground floor level to the front corner of the side (southeast) elevation to dwelling house (Class C3).**REGISTERED**

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6- Amenity for occupiers and neighbours

B1- General design principles

B3- Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance 2006

Hampstead Conservation Area Statement

Assessment

The Proposal

Consent is sought to remove the two existing concrete and glass pavement lights beneath pavement level basement windows on the right hand side of the door to the front elevation. The lightwells would be opened and include black painted wrought iron railings on a plinth to enclose the perimeter. The new railings and stonework will be detailed to match the existing work associated with the adjacent low level arched opening to the left hand side of the door way on the front elevation. The basement windows would also be lowered to take advantage of the increase in light.

Within a separate application (2009/2615/P) consent was sought to increase the height of these two windows to sit behind the proposed railings, to increase the amount of light to the lower ground floor area.

Main Issues

The main issues in regard to this case are the impact of the proposed extension on the character and appearance of the host building and conservation area as well as the impact on the amenity of adjacent occupiers.

The impact of the proposed extension on the character and appearance of the host building and conservation area

- The principle of removing the existing pavement lights, dropping the windows and opening the small covered lightwells is considered acceptable in principle. The building is also considered to be distinct enough in the streetscene, along with having sufficient pavement space (confirmed by the highway team) in front so the railings not would harm the character and appearance of the largely unbroken terrace of properties in the street all of which abut the edge of the narrow pavement.
- It was suggested that railings which sit flush with the pavement would be a more suitable proposal. However, as the two windows on the front elevation are to be increased in size by 1135mm from the pavement level under permitted development (2009/2615/P), the details of this proposal which would see these windows surrounded by railings are considered more desirable to conform to the existing street scene.
- It is proposed that the traditional York stone and wrought iron railings are to be used. Therefore, the proposed materials will maintain the historic character of the host property and the wider conservation area.
- Although it is accepted that the railings will be visible from the public realm, there are other examples along Holly Mount, as well as the third window on the front elevation has existing railings which surround a lightwell with steps down to the lower ground floor and therefore it is considered that the proposal will not have a detrimental impact on the host property or the surrounding Conservation Area.

The impact on the amenity of adjacent occupiers

- Although the proposed alterations would protrude approx. 0.4 metres from the front elevation, the pavement along Holly Mount varies and in places is very narrow. It is accepted that an adequate amount of pavement remains and therefore, there is no perceived loss of amenity on the neighbouring properties.
- Due to the proposed alterations facing the street, it is considered that the works would not adversely impact on the amenity of the adjacent properties with regard to overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.
- An informative will be applied to the permission stating the hours of construction on site are subject to control under the Control of Pollution Act 1974.

Recommended: Grant Planning Permission

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