

Delegated Report		Analysis sheet		Expiry Date:		19/08/2009	
		N/A		Consultation Expiry Date:		23/07/2009	
Officer				Application Number(s)			
Jennifer Walsh				2009/2607/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)							
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).							
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	04	No. of responses	00	No. of objections/	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 30/06/2009 – 21/07/2009					
CAAC/Local groups comments:		Hampstead CAAC had no objection.					

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

2009/2612/P - Removal of two existing concrete and glass pavement lights and opening up of two new lightwells and associated installation of wrought iron railings 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

This application seeks the installation of a new window to the south east elevation. The window is proposed to sit approximately 0.5m back from the corner with the front elevation and 1.8 metres above the existing ground level. The window will be approximately 1 metre wide and 2 metres high. The south east elevation faces an alley which runs in between 17 and 15 Holly Mount.

Main Issues

The main issues in regard to this case are the impact of the proposed window 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

- It is considered that as the proposed window is subordinate to the main house, it would be appropriate to the character of the building and preserve the appearance of the conservation area.
- Although the window would be visible from the public realm, it is proposed to match the details of the adjacent windows with the brick reveals and red brick arch over, as well as being a painted timber vertical sliding casement with the profile to match the existing adjacent windows. Therefore, it is not considered that it would have a detrimental impacts upon the character and appearance of the conservation area.
- It is considered that the character and appearance of the host building and the conservation area would be maintained by the proposal.

The impact on the amenity of adjacent occupiers

- As the window is positioned on the south east elevation facing the flank wall of 15 Holly Mount it is considered that the work 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.

The proposed window addition is considered acceptable in design terms it would be subservient to the parent building, would respect the original design of the building and would not have a negative impact on the character and appearance of the Hampstead conservation area.

Recommendation: **Grant Planning Permission**

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