

Delegated Report		Analysis sheet		Expiry Date:		20/03/2009	
		N/A		Consultation Expiry Date:		11/03/2009	
Officer				Application Number(s)			
Elizabeth Beaumont				2008/4720/P and 2009/0201/L			
Application Address				Drawing Numbers			
11 Hampstead Hill Gardens London NW3 2PH				Please refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p><u>Planning Permission:</u> Change of use and works of conversion from two maisonettes to a single family dwelling (Class C3) and associated alterations to windows and doors.</p> <p><u>Listed Building Consent:</u> Internal and external alterations in connection with the change of use and works of conversion from two maisonettes to a single family dwelling (Class C3), associated alterations to windows and doors and removal of staircase to side of building.</p>							
Recommendation(s):		Grant Planning Permission and Listed Building Consent					
Application Type:		Full Planning Permission and Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	02	No. of objections	03
				No. electronic	00		
Summary of consultation responses:		<p><u>9 Hampstead Hill Gardens – Object</u> Significantly altered by the construction of the proposed conservatory. It is a listed building and the plans are not in keeping with the exceptional Victorian style in which the property was built. Instead of looking out onto the current red brick we would see a glum extension to our neighbouring space and feel this would detract from the intrinsic character of the building.</p> <p><u>The White House, Keats Grove – Object</u> Was not given written notice by the Council. In principle do not object to it becoming a single family dwelling house, but strongly object to the “glass box” conservatory, which is of inferior quality, will damage the listed building and will adversely affect the conservation area. It is not an improvement and will be intrusive on neighbours. <i>(Officer’s comments – The proposed conservatory has been removed from the scheme).</i></p>					
CAAC comments:		<p><u>Hampstead CAAC – Comment</u> We do not object to the change of use and consequential alterations, but consider that the design of the propose conservatory will be detrimental to the appearance of this house. We would object if it was widely visible. (see above)</p>					

Site Description

The site is located on the north side of Hampstead Hill Garden on the curved section of the road in Hampstead Conservation Area. The site comprises of a two storey detached property with basement and loft conversion in use as two maisonettes. The property dates from 1881 by Batterby and Huxley. It is built in red brick with a pitched tiled roof with projecting eaves. In the 1980s it was subdivided with a large extension permitted to the rear to contain an additional unit.

Relevant History

05/03/1986 – PP and LBC approved for change of use including works of conversion to form two self-contained maisonettes with the erection of a two-storey addition at the rear to provide a family house and associated internal alterations.

07/11/2000 – PP and LBC approved for erection of a timber and steel staircase at rear to provide access from upper ground floor level to garden.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)

B1 (General Design principles)

B3 (Alterations and extensions)

B6 (Listed buildings)

B7 (Conservation areas)

H3 (Protecting existing housing)

H8 (Mix of units)

Camden Planning Guidance 2006

Hampstead Conservation Area Statement

Assessment

Proposal

It is proposed to convert the property from two maisonettes into a single family dwelling. The proposed external alterations include the removal of the external steps used to access the maisonette and replace the flat doors with sash windows and introduce a door at lower ground floor level into a bricked up opening. It is proposed to replace the sliding doors to the roof terrace at roof level with timber sliding doors and replace the railings with a glass screen. It is proposed to enlarge the existing access gate.

The proposed internal alterations on the lower ground floor (and lower ground) involve a new staircase to connect these floors with the rest of the property. It is proposed to remove existing en-suite bathrooms and create a kitchen/living room area. At first floor level it is proposed to insert en-suite bathrooms to bedrooms 2 and 3. A further en-suite is proposed to bedroom 4. On the second floor it is proposed to reconfigure the floor plan.

Revision

The proposal was revised to remove the proposed conservatory to the rear of the property. Internal revisions include the relocation of the en-suite bathrooms at first floor level into the rear room bedroom.

Land Use

UDP policy H3 (protecting existing housing) states that the Council will not grant planning permission for a development that would result in the net loss of two or more residential units. As the development would only result in the net loss of one residential unit, and considering that no previous applications have resulted in the reduction of the number of residential units in the building, the proposal complies with policy H3.

The internal arrangements as shown on the existing plans meet size requirements for both individual

room sizes and the total floor area of the proposed dwelling. They would also comply with CPG guidance for light to habitable rooms.

Design

External

The proposed removal of the external staircase and associated alterations including replacing the door to the upper maisonette with a sash window will reverse works carried out during the conversion of the property. It is considered these alterations will enhance the special interest of the building. The front boundary wall is non original and the only element of fabric lost would be a small section of plinth. It is considered these alterations would not harm the special interest of the building or the character and appearance of the wider conservation area.

Replacing the aluminium door accessing the roof terrace at roof (third floor) level with a timber framed door would not harm the character of the building. It is considered the proposed glazed screen given the height of the building and small amount of the glazing proposed the new replacement balustrade would have a minimal impact and is therefore considered acceptable.

Internal

The interior of the property has undergone a number of changes during the conversion to flats which resulted in the loss of many of the original features. On the lower ground levels the alterations to the stairs will reinstate an integral element of the floorplan and will significantly improve the building. The removal of the en-suite bathrooms at this level does not involve the loss of any original walls and is considered acceptable.

At first floor level the proposal has been revised to locate the en-suite bathroom within the rear room which has already undergone alterations for its current use and is therefore considered acceptable. Bedroom 2 would access the en-suite through a door opening in the wall. The proposed reconfiguration of the second floor is considered appropriate as the changes have minimal impact to the surviving plan form.

Amenity

The proposal will not result in harm to the amenity of neighbouring occupiers or residents.

Transport

Given the reduction to the numbers of residential units, there will be no adverse impacts associated with traffic or parking.

Recommendation: Grant planning permission and listed building consent

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