

Address:	Klippan House 50 Well Walk London NW3 1BT	
Application Number:	2007/0680/P	Officer: Charles Thuaire
Ward:	Hampstead Town	
Date Received:	09/02/2007	
Proposal: Change of use of Klippan House from 3 flats into a single dwelling house; replacement of 2 garages by erection of a new 2-storey and basement building facing East Heath Road comprising ground floor garage for main house, a 1 st floor self-contained 2 bedroom flat with access off East Heath Road, and a new basement with swimming pool and ancillary accommodation connected to main house; new hard surfacing and alterations to entrances and boundary walls on both frontages.		
Drawing Numbers: KHW/S001, 002, 101 – 103, 201 – 205, 301 - 303; KHW/P002B, 003 (scale 1:100), 003 (scale 1:250), 101A – 104A, 105, 106A, 201, 202A , 203A, 204, 205, 301A – 303A, 501; Sustainability schedule dated 20.6.07;		
RECOMMENDATION SUMMARY: Grant planning permission subject to S106		
Related Applications		
Date of Applications:	9.2.07	
Application Number:	2007/0682/L	
Proposal: Internal alterations associated with conversion of Klippan House from 3 flats into a single dwelling house, plus a basement link connected to a new 2-storey and basement building to replace the existing garages; new hard surfacing and alterations to entrances and boundary walls.		
as shown on drawing numbers- KHW/S001, 002, 101 – 103, 201 – 205, 301 - 303; KHW/P002B, 003 (scale 1:100), 003 (scale 1:250), 101A – 104A, 105, 106A, 201, 202A , 203A, 204, 205, 301A – 303A, 501; Schedule of Work (2 x A4 sheets)		
RECOMMENDATION SUMMARY: Grant listed building consent		
Application number: 2007/0683/C		
Proposal: Demolition of 2 garages		
as shown on drawing numbers- KHW/S002, S203, S204, S205		
RECOMMENDATION SUMMARY: Grant conservation area consent		
Applicant:	Agent:	
Mr & Mrs Cowan 124 West Heath Road London NW3 7TU	Barton Willmore 11-13 High Street Theale READING RG7 5AH	

ANALYSIS INFORMATION

Land Use Details:

	Use Class	Use Description	Floorspace
Existing	C3	<i>Garages only, excluding Klippan House itself</i>	43m ²
Proposed	C3	<i>New building of garages and flat</i>	280m ²

Residential Use Details:

	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flats</i>				2	1	1			
Proposed	<i>House/Flat</i>			1						1

Parking Details:

	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	2+	-
Proposed	3+	-

OFFICERS' REPORT

This application is being reported to the Committee as it entails demolition of a building within a conservation area and requires a S.106 legal agreement relating to implementation of the new flat as a self-contained dwelling unit [Clauses 3 (v) and (vi)].

1. SITE

- 1.1 The site contains a large 2-storey plus basement and attic detached house at the corner of East Heath Road and Well Walk, plus 2 detached garages facing East Heath Road. Klippan House is Grade 2 listed and was built in 1881 in an Arts and Crafts style by Ewan Christian (a church architect, and later president of RIBA) for his own occupation. It has red brick walls, tiled roof with gables, prominent chimney stack and tower, external staircase and balconies, plus several ecclesiastical architectural features, such as leaded stained glass windows and decorative frieze lettering. It is converted into a maisonette on lower 2 floors and 2 flats on the upper floors. The house is currently being refurbished and restored following problems of rising dampness and following recent previous permissions/consents to extend and alter.
- 1.2 The 2 detached garages date from the 1920's with red brick walls and pitched tiled roofs and adjoining 8 East Heath Road. They are neutral buildings in the context of their contribution to the character of the conservation area. The overall site has a large garden with gravel surfacing fronting the house and around the garages and has 2 vehicular entrances off both roads. The site has rows of mature trees on both frontages plus a large mature and impressive cedar tree in the rear garden.
- 1.3 The property is located in the Hampstead conservation area. East Heath Road faces the Heath on its NE side with large Edwardian mansion blocks opposite the site and on its SW side has typical Victorian 4-5 storey semi-detached houses adjoining the site. Well Walk has a variety of 19thC residential semi-detached properties in a tree-lined verdant setting.

2. THE PROPOSAL

Original

- 2.1 Change of use and conversion of Klippan House from 3 flats into a single dwelling house with associated internal alterations; demolition of 2 garages; erection of a new 2 storey and basement building comprising ground floor garage for 3 cars for main house and a 1st floor self-contained 2 bedroom flat with access off East Heath Road, plus a new basement swimming pool and ancillary accommodation connected to main house; new hard surfacing and alterations to entrances and boundary walls.

Revisions

- 2.2 Various internal alterations to listed building; enlarged pool accommodation brought nearer to neighbouring property at 8 East Heath Road; clarifications to external areas for flats, reflective white painted brickwork.

3. RELEVANT HISTORY

- 3.1 31.3.38- pp granted for conversion of house into flats
- 3.2 January 2004- application for erection of new 2-storey dwellinghouse on site of 2 garages recommended for refusal, on grounds of inappropriate location, bulk, height, design, hard surfaces, and consequent harm to listed building, conservation area and trees; later withdrawn.
- 3.3 3.2.06- pp/lbc granted for rebuilding of rear balcony at lower & upper ground floor levels; erection of a small extension to the side at upper ground floor level; and installation of a glass roof over the lower patio area to the side of the existing basement of this lower ground & upper ground floor maisonette
- 3.4 20.10.06- pp/lbc granted for alterations and additions including the rebuilding of brick wall encasing access stair to the upper level flat; altering the location of the external stairs to the new balcony on the rear elevation; roof over external steps to Well Walk side to increase internal accommodation; and 2 conservation rooflights in the retained tiled roof.

4. CONSULTATIONS

Statutory Consultees

- 4.1 English Heritage- do not wish to make representations regarding demolition in conservation area;

Conservation Area Advisory Committee

- 4.2 Hampstead CAAC- overall application seems acceptable; trust that cedar will be adequately protected.

Local Groups

- 4.3 Heath and Hampstead Society object very strongly to new building which will damage setting and architecture of listed building: its form, siting and detailed design with bizarre mishmash of architectural forms and materials is an architect's conceit; a truly dreadful composition which would harm the setting of the adjoining listed house plus other adjoining houses; underground pool and hard surfaces would sterilise large part of garden; alteration of boundary walls would damage listed setting. Character of listed house would be affected by attempts to turn it and its grounds into a Hollywood-style mansion.

4.4 **Adjoining Occupiers**

	Original	Revision
<i>Number of Letters Sent</i>	92	00
<i>Number of responses Received</i>	08	00
<i>Number in Support</i>	00	00
<i>Number of Objections</i>	08	00

- 4.5 Objections from flats in The Pryors and 8 East Heath Road, on grounds of:

- impact on water pressure and supply in area by swimming pool;
- construction nuisance from basement excavation;
- subsidence risk by new basement to 8 East Heath Road;
- more clarification needed on pool proposal, its extent and ventilation;
- no need for large pool given public pool facilities available;
- potential for road to be closed while trees are felled; where will cars be parked?;
- infilling of important visual gap on site of garages by new building which will upset harm setting of listed house in its spacious grounds and relationship with its neighbours;
- new building out of keeping in design and form with Victorian neighbours and character of East Heath Road with its period buildings and pleasant spaces;
- precedent;
- loss of view through site;
- loss of light to flats opposite;
- risk to trees;
- concern at cumulative impact of all proposals on this site;
- loss of small flats being combined into one house; new flat will be used by owner of Klippan House;
- no objection to conversion of flats to house;

4.6 Comment- request that new house maintains its name Klippan House, as it was named after her parents.

5. POLICIES

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Camden Replacement Unitary Development Plan 2006

- 5.1 S1, S2 environmental protection (*complies*)
SD6 neighbour amenity (*complies*)
SD8 noise disturbance (*complies*)
SD9 resources (*complies*)
SD10 hazards (*complies*)
B1 design principles (*complies*)
B6 listed buildings (*complies*)
B7 conservation areas (*complies*)
B9 important local views (*complies*)
N8 ancient trees (*complies*)
T7 residential parking standards (*complies*)
T8 car-free housing (*complies subject to S106*)
H1 new housing (*complies*)
H3 protecting existing housing (*complies subject to S106*)
H7 lifetime homes (*complies*)

Camden Planning Guidance 2006

Hampstead Conservation Area Statement

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are summarised as follows:

- alterations to listed building;
- demolition of garage buildings in conservation area;
- bulk, height, footprint and design of new building;
- impact on conservation area and heath;
- impact on neighbour amenities;
- impact on trees and landscape;
- compliance with housing and parking policies.

Proposal

- 6.2 The scheme has several elements:
- a) change of use and conversion of Klippan House into a single dwelling house with associated internal alterations to its listed fabric;
 - b) demolition of 2 garages and erection in their place of a new 2-storey and basement building comprising ground floor garage for 3 cars for main house, a 1st floor self-contained 2-bedroom flat with separate pedestrian and vehicular access off East Heath Road and its own parking space, and a new basement swimming pool and ancillary accommodation connected to the main house;
 - c) alterations to entrances and boundary walls and associated hard and soft landscaping and tree planting.
- 6.3 The scheme for the new block is a result of several informal discussions with officers, following the withdrawal of the previous application for a new house here which was considered unacceptable in terms of overall design, bulk and layout. In particular, it was considered to be an inappropriate form of infill by being too small scale and weak in the context of the street and with a poorly-detailed pastiche design; there was also an excessive use of hard surfacing with consequent harm to the trees.

Listed building alterations

- 6.4 The internal alterations associated with the conversion of the main house from 3 flats to one house are considered acceptable. The building has already been significantly altered at upper levels by its previous subdivision into flats. Works are currently underway to implement the recent consents for alterations to the basement and ground floors. Various minor works are proposed to the basement, ground, 1st and 2nd floors in terms of removing, relocating or installing door openings and partitions, which are not contentious and which respect the historic plan form and fabric. The new layout does not differ from the existing layout and the scheme aims to restore and retain the existing layout and features; in particular the main staircases will be uncovered and reinstated which is welcomed. There are no external alterations or extensions involved.

- 6.5 The new basement floor under and adjoining the new building will be completely separate from the listed house, except for a tunnel which connects with the main house into a basement lobby area; this is acceptable as no loss of significant historic fabric is involved. The basement accommodation will have no impact on the structural integrity of the listed building or on its character and appearance.

Housing policy

- 6.6 The change of use of the property from 3 units to 1 house plus the creation of a new dwelling unit above the garage complies with policy H3, in that the overall scheme on the whole site does not entail the net loss of 2 or more dwelling units. Moreover, it has been designed so that the new flat can be accessed and used separately as an independent unit rather than used as an annexe to the main house. However, it is recommended that the permission be subject to a legal agreement to ensure that the planning permission is fully implemented and that the flat is created and made available for occupation as a self-contained dwelling unit.
- 6.7 The new 1st floor flat will have 2 double bedrooms and complies with space and light standards. It will have 2 external balconies at front and rear. It has a rear entrance accessed via a side passage alongside 8 East Heath Road and there is sufficient room for an internal lift in the entrance lobby to gain access to the 1st floor; the bathroom is wheelchair accessible. The dwelling thus complies with Lifetime Homes standards or is capable of meeting them. The new dwelling will have a forecourt parking space in front and accessed from East Heath Road. It will also have its own rear garden.
- 6.8 Although the listed status of the existing building prevents the house meeting all of the Lifetime Home standards, it will nevertheless incorporate the majority of these standards.

Demolition

- 6.9 The 2 detached garages adjoining 8 East Heath Road are typical interwar structures with brick walls and steeply pitched tile roofs. They are not specifically mentioned in the Hampstead CAS but are considered to make a neutral contribution to the character of the conservation area. No objection is raised to their demolition, as they are very low-key in the context of the streetscene and there is no townscape requirement for their replacement by new structures.

Bulk/height/footprint

- 6.10 The new 2-storey building will be an asymmetrical structure with an asymmetrically-aligned pitched roof and a wider rear facade than front. Hence it will be almost 6m wide at front and 7m at rear, 12.5m long and 6.5m high at its ridge. In comparison, the existing garages in total are approx. 12m long, 4m wide and 4m high to their ridge, and line up with the front facade of no.8 East Heath Road. The new building will now match the projecting 2-storey bay element of the neighbour and will essentially match its rear façade except for the projecting stairwell and balcony element. It will come closer than the existing garages to Klippan House by 2.5m. It will have copper cladding on the front and rear elevations; cedar cladding panels on the side elevations, garden doors and roof; and glazed panels to the balconies and

cantilevered staircase at rear. The garage doors clad in timber will face the side; the front elevation will essentially be blank at ground level with glazed panels only at 1st floor.

- 6.11 The footprint and location of the new building is considered acceptable. Its front and rear facades essentially align with the building lines of the adjoining building. The angled roof and balcony at the front, although forward of the main front building line, do not project beyond the bay feature in plan or elevation. The cantilevered balcony and staircase at rear also project beyond the rear building line but not beyond the 2-storey bay window feature. In both cases their subordinate form and design ensure they are read as similar ancillary features to the 2-storey bays of no.8. The width of the main building ranges from 5.6m at its base to 5.9m at eaves level; this reflects the 5.5m width of the main gabled frontage of no.8 next door. The eaves are below the decorative string-course line above the adjoining upper ground floor but the ridge rises up above this.
- 6.12 The bulk of the new building is undoubtedly larger than the existing garages and it presents as a more obviously noticeable structure in the streetscene. This to some extent addresses criticisms made of the previous proposal which, in its attempt to replicate a Victorian building on a small scale, was considered weak and insubstantial in contrast to adjoining buildings. In response, the current scheme with its contrasting contemporary design idiom now has a certain stature and presence, enabling it to be read in its own right as a separate freestanding property making its own contribution to the character of the townscape.
- 6.13 However at the same time, it is designed as a subordinate structure to its surroundings in terms of height, location and design: it is 2 storeys lower than adjoining buildings and well set back from the listed building; its design with pitched roof and brown timber/copper materials ensure it blends into the natural garden landscape, with other traditional garden structures as well as surrounding red brick buildings. The pitched roof arrangement nods to the ancillary garage/garden structures, whilst the interesting asymmetric design avoids a poor pastiche or diluted version of the buildings in the immediate context. The use of differing planes on the elevations brings visual interest without appearing fussy.

Detailed design

- 6.14 A contemporary design idiom is considered acceptable here rather than a pastiche re-creation of a Victorian house as previously proposed. The proposed materials reflect the palette of colours prevalent in the area, the copper and cedar having a red tinge which reflects the brickwork of the surrounding buildings. It is considered that, whilst these represent a departure from the existing materials' palette of predominantly brickwork, the use of high quality natural materials, which will weather well and have a warmth and richness, will preserve the character and appearance of the area. The colour and tonality will ensure that the building reflects both the subordinate form of garden outbuildings as well as the traditional texture of the main houses. Pre-patinated copper is preferred as it is desirable to retain the red colour in this context; samples of all facing materials and details of fenestration and balconies should be secured by condition.

Impact on listed building, conservation area and heath

- 6.15 The listed Klippan House remains dominant on its spacious corner plot and its setting is not harmed, as this house faces out of its plot towards the corner of East Heath Road and Well Walk. The new building is set sufficiently away from the existing listed house to give it 'breathing space,' and it faces onto East Heath Road, away from the main elevation of the house. Although the gap between the garages and main house is reduced, the visual open quality of this gap and the character of the streetscene is not harmed, and views are still possible through to greenery and the cedar tree in the rear gardens.
- 6.16 The site is located in sub-area 2 of the Hampstead Conservation Area - Christ Church / Well Walk. The CAS highlights that the character of this area is shaped by its architectural variation, stating that, "The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century Council flats and small private houses." In particular this side of East Heath Road is also quite varied in terms of building forms and layouts. In terms of the wider Conservation Area, Hampstead supports a tradition of good contemporary design in a historic context. For this reason it is considered that the character and appearance of the immediate area as well as of the Hampstead conservation area as a whole will not be compromised by the introduction of a contemporary piece of architecture which does not follow the form of its immediate neighbours.
- 6.17 The new building, in its bulk, form and detail design and use of materials, is considered to not harm the character and appearance of the streetscene or conservation area nor the setting and appearance of the adjoining listed building. Given its location, the new building will not harm the setting of the Heath nor local views of it from the public realm. It will not significantly reduce the verdant, open character of the streetscene adjoining the Heath or the wider area.

Sustainability issues

- 6.18 The new building will be designed on sustainable principles: a heat pump will be used to extract energy both for the house and pool from the ground; rainwater will be harvested from the roof for irrigating the garden as well as grey water inside the flat; insulation and natural ventilation of the building will reduce need for heating and cooling of the building; large double-glazed areas will reduce need for artificial lighting and heating; cedar timber will be from sustainable sources and copper is ultimately recyclable. Solar panels will not be practicable here given the high amount of shade provided by the trees and a green roof is not feasible on the proposed roof pitches.

Landscape

- 6.19 The amount of hard surfacing currently on site is quite extensive and this will be reduced in the proposed scheme by providing a simple one-way entrance and exit arrangement for cars, removing current parking areas by the new garage and removing the hard surfaces behind the garages and replacing them by grass. This reduction is welcomed. The new basement accommodation extending between the House and new building will be under proposed hard surfacing and will not preclude the possibility of future tree planting and soft landscaping on this site given its overall size and layout.

- 6.20 The current screen of trees along East Heath Road will be removed following recent tree consent (2006/3930/T) and replaced with semi-mature specimens. No objection is raised to removal of the holly tree next to Klippan House (which will be on the site of the new basement link) on account of its limited amenity value; it will be replaced by a new tree near the path. The mature cedar tree in the rear garden will be satisfactorily protected from damage according to the recommendations of the submitted tree report. Details of hard and soft landscaping will be reserved by condition.
- 6.21 The existing boundary consists of a 1.5m high brick wall with its upper portion in an open brick mesh pattern. Apart from the 2 gate piers on Well Walk (which are to be retained), the boundary wall is not historic fabric and no objection is raised to its alteration or removal. The scheme proposes to replace the upper mesh section by metal railings so that the total wall height is approx, 2m high. The boundary fence along Well Walk will also be replaced by a 2m high brick wall and new metal gates will be introduced on the entrance adjoining 8 East Heath Road. There is no consistent pattern of boundary treatments along both roads, and indeed the neighbouring properties in East Heath Road have open frontages which do not effectively screen their car parking forecourts. The proposed more solid boundary treatment is considered acceptable in this context.

Neighbour amenity

- 6.22 The new building does not project beyond neighbouring building lines, as explained above, and will not result in loss of amenity to windows at the front or rear of 8 East Heath Road. This property currently has 2 windows on its flank wall facing the garages. The small side window on the raised ground floor faces the garage roof, and the new building will reduce its daylight from a 25 to a 45 degree angle. However, this window is a secondary one at the rear of a large room already well-lit by a large front bay window and it is considered that the reduction of light would not significantly harm the overall habitability of this room to an extent that warrants refusal. Furthermore, the scheme has been amended by painting the wall outside this window white, which will improve reflectivity of light into this window. Outlook will not be harmed, as views from the window are already blocked by the garage roof. The 1st floor side kitchen window of no.8 will not be affected, as it will lie above the new building. There are no windows or balconies on the side of the new building which will permit any overlooking of no.8 or its garden.
- 6.23 Any external plant required for the basement pool accommodation is likely to be small-scale in nature and located away from no.8 next door so as not to harm local amenity; however more details will be required by condition.

Other issues

- 6.24 A bin store is shown located next to 8 East Heath Road and the vehicular entrance; this is acceptable in principle subject to more details being provided by condition. There is sufficient room for cycle storage on this large site; again details for storage for the new flat should be provided by condition.
- 6.25 The proposed basement will accommodate a swimming pool, sauna, gym and associated plant room. It will extend beyond the footprint of the new building to

encompass the hard surfaced area between this and the main house. As revised, it will also now extend to the boundary of the site adjoining 8 East Heath Road, following advice by the engineer in order to ensure that the adjoining buildings are protected from damage by excavation through the formation of a contiguously-piled barrier. An engineering report has been submitted which confirms that the basements and the proposed method of construction will have no or minimal impact on the stability of adjoining buildings including Klippan House itself. The site is not in an area of known land instability and, as such, any issues relating to subsidence can be dealt with under the Building Regulations.

Traffic

- 6.26 The proposed garage will accommodate 2-3 cars for the main house and an additional forecourt space is provided for the flat in front of the new building. This is acceptable, given that the existing 2 garages and extensive forecourts can already accommodate 3 or more cars. The existing entrances will be retained and the proposed entrance and exit arrangement from East Heath Road and onto Well Walk is welcomed in terms of road safety. However, the new flat should be “car-capped” to prevent additional car parking taking place on surrounding roads, given that Well Walk suffers from parking stress and no parking is possible on East Heath Road.

7. CONCLUSION

- 7.1 The alterations to and restoration of the listed building is acceptable and welcomed. The demolition of the existing garages is acceptable. The replacement building is considered appropriate in terms of bulk, height, footprint, and design, and although adopting a contrasting contemporary design idiom, it is considered to preserve the character of East Heath Road and the overall conservation area and adjoining Heath. The new building will not harm neighbour amenity in terms of outlook, light and privacy. The impact on trees and landscape is acceptable. The mix and number of dwellings and parking spaces complies with UDP policy.
- 7.2 It is recommended that permission be granted subject to -
- a) the flat being provided and made available for occupation before the new dwelling at Klippan House is occupied, and
 - b) the new flat be car-capped.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Head of Legal Services at the start of the Agenda.