

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/06/2007	
		N/A		<b>Consultation Expiry Date:</b>		25.06.2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuairé				2007/0305/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
24 Well Road London NW3 1LH				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of part one part two storey plus basement side extension adjoining the east boundary wall plus conversion, alteration and 1 <sup>st</sup> floor rear extension of existing garage, all to provide additional habitable accommodation for the existing dwelling house.							
<b>Recommendation(s):</b>		Grant conditional permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	14	No. of responses	00	No. of objections	00
				No. Electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 04/06/07 to 25/06/07.  <b>Adjoining owners/occupiers</b> No reply to date.					
<b>CAAC/Local groups comments:</b>		<b>Hampstead CAAC</b> Although there is no objection in principle to extension and excavation, we object to the height and architectural language being visible from the properties opposite and thus out of character with neighbouring properties and the conservation area <i>Response: The extension will not be visible from properties opposite and only a small portion of the projecting roof will be visible from the street alongside the neighbouring modern house; most of the extension will be hidden behind the boundary wall, and its modern style reflects the contemporary style of houses on this side of the road, thus it will not harm the character of the conservation area or streetscene.</i>					

## Site Description

Large plot of land on north side of Well Road comprising a large 2 storey detached house on one side facing west to the side garden. The site is hidden behind a very high boundary wall and thus almost invisible from the streetscene. The house dates from the 1990's and designed as 2 elements: a Regency-style rendered villa at front and a timber clad house with Gothic-style fenestration at the rear. The east side faces a driveway and garage alongside the high boundary wall of 23 Well Rd. The site has a large forecourt and driveway for several cars. The site is in Hampstead Conservation Area; the boundary wall is listed; the house is identified as making a neutral contribution to the character of the CA.

## Relevant History

None

## Relevant policies

UDP (2006) S1,2; SD6,8,10; B1,3,7; N8  
CPG (2006)

## Assessment

The proposal involves infilling the long gap between the east side of the house and the eastern boundary wall with a 2 storey plus basement side extension. The extension will comprise a new basement under the whole of the existing driveway for non-habitable space, partially lit by a front lightwell; the ground floor will be 15.5m deep with additional living areas, separated by a central open courtyard from the existing garage; the 1<sup>st</sup> floor will be only 9m deep from the front and containing a home office; the existing garage block will have its front façade glazed, the garage itself will be converted to an additional bedroom and the rear existing 1<sup>st</sup> floor will be extended slightly at the rear side to accommodate another bedroom. The front part of the side extension will be set back from the existing house facade by 1.5m, and it will have a totally glazed facade. The 1<sup>st</sup> floor element will have a curved zinc roof fin rising above it to create a clerestory window at front; this roof plus part of the 1<sup>st</sup> storey itself will project above the neighbouring wall (which itself slopes down at the front) by a max of 1.6m. The remaining extension is hidden behind the boundary wall.

Design- The extension makes sensible use of effectively wasted space which is not visible from its surroundings and it is designed to ensure minimum impact on the house itself or on the neighbours and streetscene. It is considered that the extension, despite its large size, will remain subordinate to the main house and is setback in plan and elevation to ensure this recessive relationship. It should be noted that a full view of the house and extension will only be possible, with difficulty, within the site itself. The glazing on the front facade and roof will ensure it reads as a lightweight addition to the house and provides an effective foil to the solid traditionally-styled front house element. The contemporary design idiom and materials of zinc, metal framed windows and rendered walls are considered appropriate to this modern house and its essentially post-war setting.

Conservation area- As explained above, the site is hidden behind the high boundary wall and the house is barely visible; the infill of this side passage will be barely visible from the street and indeed mainly screened in views opposite by the large evergreen tree outside. The only view possible from the street is across the neighbouring house at no.23 where a small portion of the projecting roof fin will be visible against the rendered side wall of the main house; this is acceptable given the context of no.23 which itself is a post-war structure with lead-clad mansard roofs. It is considered that the extension and its roof will preserve the character and appearance of the conservation area.

Other issues- There will be no loss of amenity to adjoining properties in terms of daylight, privacy or outlook on account of its enclosed nature behind the boundary wall. The proposed plant in the basement will be small scale ventilation equipment which will directly emit onto the internal courtyard, with no impact on neighbours; however, a condition is attached to ensure noise levels are complied with. No objection is raised to the loss of the garage as adequate car parking is provided in the forecourt. Although no trees are directly affected, concerns are raised to the possible impact on site storage etc. on the evergreen oak adjoining the boundary wall and thus a condition is attached to ensure submission of satisfactory details of tree protection measures. The site is not in an area of known land instability thus no objection is raised to the basement excavation.