

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	29/06/2007
		N/A		Consultation Expiry Date:	28/06/2007
Officer			Application Number(s)		
Matthew Durling			(1) 2007/1615/P & (2) 2007/1617/L		
Application Address			Drawing Numbers		
118 Heath Street London NW3 1DR			See decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. Erection of single-storey rear extension at lower ground floor level to the existing single-family dwellinghouse. 2. Erection of single-storey rear extension at lower ground floor level to the existing single-family dwellinghouse, plus replacement of windows and doors to front, side and rear elevations and internal alterations.					
Recommendation(s):		Grant conditional 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	04	No. of responses	03	No. of objections	03
			No. Electronic	01		
Summary of consultation responses:	<p>A site notice was displayed from 07/06/07 to 28/06/07.</p> <p>Adjoining owners/occupiers Two letters of objection have been received. One letter of objection has been received from the occupier of the Flat at 120 Heath Street. In summary:</p> <ul style="list-style-type: none">Consider proposed building would substantially limit the light, space, nature and character of dwelling; <i>Response: the proposed extension will not materially reduce the amenity of the existing courtyard or the adjacent occupiers. See assessment.</i>Consider extension would lead to a feeling of being 'boxed in'; <i>Response: by virtue of the proposed extension being single storey and partial width, the proposed extension will not be harmful to the amenity of adjacent occupiers. See assessment.</i>Consider privacy would be infringed by proposed extension; <i>Response: the proposed extension will enhance the privacy between the two dwellings by replacing an existing window with a wall. See assessment.</i>Consider noise level would be increased, which would be a disruption to occupiers and have a negative effect; <i>Response: the proposed extension will create an additional 4 square metres of floorspace and will not create an unacceptable level of additional noise.</i>Consider the appearance to the approach of 120 would be changed and its character diminished; <i>Response: the proposed extension is considered to respect the integrity of the original building and the setting of its neighbours and will not be harmful to the character or appearance of the Hampstead Conservation Area. See assessment.</i> <p>One letter of objection received on behalf of Hampstead Friends' (Quakers) Meeting House, 120 Heath Street. In summary:</p> <ul style="list-style-type: none">Consider proposed extension would reduce light, attractiveness and feeling of space in adjoining patio/courtyard; <i>Response: the proposed extension will not materially reduce the amenity of the existing courtyard or the adjacent occupiers. See assessment.</i>Consider proposed extension would make it difficult to find occupants for 120 Heath Street, who provide services to the Meeting House; <i>Response: whilst this is not a material planning consideration it is not considered that the proposals will be harmful to the amenities of adjoining occupiers or to the existing standard of accommodation provided.</i>Courtyard is used by a range of community groups for informal socialising; <i>Response: the proposed extension will not reduce the amenity value of the existing courtyard. See assessment.</i>					
CAAC/Local groups comments:	<p>Hampstead CAAC: No objection.</p> <p>Heath and Hampstead Society: no comment on unobjectionable proposals, however raise concern about loss of period features from the original building; <i>Response: there are no works proposed to the interior of the building that would resulting the loss of any original features.</i></p> <p>English Heritage: No comment.</p>					

Site Description

An early C19 Grade II listed building located at the end of a terrace fronting Heath Street. The property is in use as a single dwellinghouse and comprises three floors, with the lower ground floor only visible from the rear of the building. The inside of the building has been substantially altered with very few original features remaining. The property is located within the Hampstead Conservation Area.

Relevant History

20/08/1997: PP & LBC granted (ref. PW9702412R1 & LW9702413R1) for change of use and works of conversion to form a single dwellinghouse.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

S1/S2 Sustainable development

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B6 Listed buildings

B7 Conservation areas

N8 Ancient woodland and trees

Camden Planning Guidance 2006

Hampstead Conservation Area Statement

Assessment

Proposal:

Planning permission and listed building consent are sought for the erection of a single storey rear extension. Listed building consent is also sought for replacement windows and a replacement front door and minor internal alterations.

Revisions:

- The party wall to the rear of the proposed extension has been increased in height by 200mm. *This is not materially different from that originally proposed and on this basis there has been no reconsultation.*
- Listed building consent is sought for the replacement of the front door.

Assessment:

Single storey rear extension:

As existing, there is a small courtyard area to the rear of the application property. This courtyard is enclosed on three sides by the rear elevation of 118 Heath Street, the front elevation of 120 Heath Street and the side elevation of 116 Heath Street. The courtyard has been split between 118 and 120 by a low brick wall with planters on the boundary line.

It is proposed to erect a partial-width single storey extension that will extend 2.1m across the courtyard of 118 and to erect a party wall 2.7m high and 3m wide on the boundary with 120. The extension would comprise a mono-pitch roof with two conservation-style roof lights sloping away from the rear elevation of the building. Part of the lower ground floor level external wall will be removed and the existing kitchen area extended into the new extension. The existing door in the rear elevation will be replaced by the existing sash window adjacent to it.

The principle, form and detailed design of the extension are considered to be acceptable. The extension would be subordinate to the original building in terms of scale and situation and would respect its form, character and proportions. The roof will be slate to match existing and the new sliding doors white painted timber to be sympathetic to the traditional detailing of the main building. Furthermore, the proposed extension would not cause harm to the special architectural or historical interest of the building.

As existing there is a fully glazed door and window in the front elevation of 120 Heath Street that is located directly opposite the proposed extension to the rear of 118. The door and window provides light to a kitchen and dining room. The existing outlook from this window is restricted by the rear elevation of 118 located approximately 6m away. There is however relief in the form of views through the gap between 118 and the Meeting House. It is considered that the proposed extension, by virtue of it being single storey and only partial width would not result in an unreasonable loss of outlook from this window. It would ensure the existing gap

between the two buildings is retained and would not result in an unacceptable feeling of enclosure. The extension would also comply with BRE daylighting standards thereby ensuring the adjacent property receives an adequate level of light. The proposal would also improve the level of privacy between the two properties by replacing the existing kitchen window overlooking 120 and its courtyard with a wall.

The proposed extension is unlikely to have a significant impact on a Purple Plum growing within a raised bed inside the boundary on 120 Heath Street, which it is proposed to retain it. There is evidence that the tree has been severely pruned in the past to limit its growth and to enable it to be retained in the confined space it is growing in. As a result this tree is considered to be a poor specimen with limited amenity value. Notwithstanding this it is recommended that an informative be attached to the permission advising the applicants to seek professional advice in relation to retaining it and it is also recommended that a condition be attached to the permission requiring it to be replaced should it die within 5 years of implementation of the permission.

Replacement windows and door:

Both the front and side of the building face Heath Street, a busy road that carries a high volume of traffic. In order to mitigate the noise from Heath Street it is proposed to replace the existing windows with single acoustic glazing.

The replacement windows will be fitted with 6.8mm audio noise reducing glass in new sashes, within the existing frames. None of the windows are considered to be original and their replacement is considered to be acceptable in principle. The replacement of the sash windows presents a good opportunity for the reinstatement of the original design, including the removal of the horns to the sliding sashes on the front, side and rear elevations which will preserve the appearance of the building and the character and appearance of the Conservation Area.

The existing front door (located on the side elevation) is not original and the proposal to replace it with a more secure door is acceptable in principle. It is recommended that a condition be added to ensure the replacement door matches the existing in terms of materials (timber), design (6 panels) and proportions.

The proposed internal alterations are relatively minor and involve small changes to partitioning and door openings. They will not result in the loss of any original fabric and will not harm the historic interest of the building,

Recommendation: Grant conditional permission and listed building consent.