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| Delegated Report | | Analysis sheet | | Expiry Date: | | 03/04/2007 | |
| | | N/A / attached | | Consultation Expiry Date: | | 13/03/2007 | |
| Officer | | | | Application Number(s) | | | |
| Matthew Durling | | | | 1. 2006/5893/P & 2. 2007/0018/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| Grove Lodge Admirals Walk London NW3 6RS | | | | See decision notices. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| <ol style="list-style-type: none"> 1. Enclosure of the existing internal courtyard of the dwellinghouse with a glass roof. 2. Enclosure of the existing internal courtyard with a glass roof, plus enlargement of the existing opening between the library and drawing room at ground floor level. | | | | | | | |
| Recommendation(s): | | Grant planning permission and listed building consent | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 02 | No. of responses | 00 | No. of objections | 00 |
| | | | | No Electronic: | 00 | | |
| Summary of consultation responses: | | <u>Site notice displayed from 20/02/2007 to 13/03/2007.</u> No responses received. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | <u>Hampstead CAAC;</u> no objection. | | | | | |

Site Description

Grove Lodge is a Grade II listed property attached to Admiral's House and located at the western end of Admiral's Walk. The property is located within the Hampstead Conservation Area. Whilst the oldest parts of the house date from the early 18th century it was substantially altered c.1910. The general footprint of the northern wing appears on the Ordnance Survey maps of 1870 and 1894 however this part of the house appears to have been almost entirely rebuilt in the early 20th century. The east elevation of this wing is constructed of Fletton bricks suggesting further mid 20th century modifications.

Relevant History

2006/0817/P & 0821/L: PP and LBC granted for removal of one bay window to the rear (western) elevation of the dwellinghouse and replacement with a three-sided canted bay window; the removal of a bay window on the eastern elevation and replacement with a pair of French doors; the replacement of a sash window with glazed door, a further sash window with a pair of French doors plus the insertion of a new sash window on the rear (southern) elevation, and a conservation-style rooflight in the north-facing roofslope.

2005/2552/P & 2554/L: Applications WITHDRAWN for the replacement of existing dormer on rear roof slope by a new enlarged dormer to match existing adjacent dormer, plus insertion of new rooflight within rear roofslope of the single-family dwellinghouse.

2005/2556/P & 2557/L: Applications WITHDRAWN for the erection of ground floor western rear extension to form new semi-circular bay and a ground floor side extension to eastern yard to form a new semi-circular bay, various external alterations to fenestration, including replacement of a window with new French door and installation of a window on southern rear elevation, for the single-family dwellinghouse.

LWX0202070: Grant of approval of details pursuant to Condition 2 of Planning Permission ref LWX0103245/R1.

PWX0103244: PP and LBC granted for the erection of a rear conservatory; the increase in height of the existing garage parapet wall; the increase in height of the garden wall on the southern boundary and the formation of a new pedestrian gate; and the formation of a new pedestrian gate in the wall on the western boundary.

PWX0002317: PP and LBC granted for the installation of replacement wrought-iron railings and gate adjacent to front door.

Relevant policies

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

Hampstead Conservation Area Statement

Assessment

Proposal:

Planning permission and listed building consent is sought for the enclosure of the small internal courtyard located in the northeast corner of the building by erecting a glass roof over. The removal of the three-sided bay window that formerly faced into this internal courtyard was consented under applications 2006/0817/P and 2006/0821/L (see relevant history above) with a proposal to replace the bay with a simple pair of French doors. It is now proposed to omit these doors and to effectively internalise and link this courtyard space with the existing ground floor accommodation.

Revisions:

A pair of nibs have been retained between the existing drawing room and internal courtyard.

Assessment:

Whilst the internal courtyard space does relate historically to the listed building, its surrounding walls have been rebuilt with Fletton bricks, which are characteristic of the mid 20th century. As such, there is no 'in principle' objection to its enclosure. It is proposed to enclose the space with a simple sloping glass roof set below a window in the flank wall of the adjoining property and set within a metal framework, with a lead gutter and lead apron. This is considered to be a lightweight intervention that will allow the void within the site to remain apparent. It will have no impact on the amenity of adjoining occupiers and will not be visible from the public realm.

This proposal does however result in a more significant opening up of the wall to the courtyard than permitted in the 2006 consent, and omits the previously approved French doors in this location. It is considered that a more substantial pair of nibs is required in this location to delineate the former wall and mark the transition between the traditional interior of the building and the proposed glazed accommodation. The proposal has accordingly been revised and a pair of nibs 700mm and 100mm wide retained.

It is also proposed to enlarge the opening between the existing library and drawing room from 1.8m to 2.95m. This enlarged opening will retain a substantial downstand and the existing cornice. This part of the building was substantially rebuilt during the early 20th century and has an irregular and flowing plan form and although this proposal will create a more open plan layout this is not considered to detract from the special interest of the building.

None of the proposals are considered to cause harm to the special interest or character or appearance of the listed building or the wider conservation area. It is recommended that planning permission and listed building consent be granted subject to conditions.

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