

Delegated Report		Analysis sheet		Expiry Date:		21/03/2007	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		16/03/2006	
Officer				Application Number(s)			
Cassie Plumridge				2006/5602/P			
Application Address				Drawing Numbers			
7 & 7A Holford Road London NW3 1AD				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Integration of the existing lower ground floor flat into the larger dwelling unit, and alterations and additions to the building including a lower ground floor extension, below garden level, to the rear and erection of a single storey rear extension on the upper ground floor level.							
Recommendation(s):		Grant Full Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	66	No. of responses No. electronic	02 00	No. of objections	00
Summary of consultation responses:		A letter of support was received from 8 Holford Road . 9 Holford Road advised that they had no comments on the application.					
CAAC/Local groups* comments: <small>*Please Specify</small>		An objection was raised by the Heath and Hampstead Society to the loss of garden space as a result of the proposed scheme. <i>Please refer to landscaping section of the assessment section of the report.</i> A comment was received from the Hampstead CAAC highlighting concerns regarding the loss of vegetation on the site. <i>Please refer to landscaping section of the assessment section of the report.</i> English Heritage (GLAAS) raised no objection to the proposed scheme.					
Site Description							
The subject site falls within the Hampstead Conservation Area and is identified as making a positive contribution to the conservation area. The site slopes down from west to east so that the ground floor at the front / street level appears as the basement room at the rear. The subject site and surrounding properties accommodate a part 4 / part 3 storey building known as High Close (accommodating properties nos. 7, 8 and 9 Holford Road). Nos. 7 and 8 each have 2 on-site car parking spaces within the basement under no. 9. No. 9 has a rear basement extension that accommodates a pool. See recent history for further details.							
Relevant History							
Planning permission PW9902633 granted on 06/12/1999 for <i>'the change of use from a nursing home for the elderly (Class C2) to 3 single family dwelling houses, and associated works of alteration including extensions at the rear on all floors, the replacement of the existing 2-storey side extension and the provision of underground car parking for 8 cars'</i> . It is noted that this decision did not remove the properties rights to on-street car parking permits. Nos. 7 and 8 have 2 on-site car parking spaces within the basement under no. 9.							

The lower ground floor of no. 7 as approved by this permission (PW9902633 granted on 06/12/1999) provided a kitchen, living / dining room, 2 bedrooms, bathroom and a utility store area. Access from the main entrance to the lower ground floor was to be gained from a door under the stairs which provided access to the upper levels of the building. A secondary access point to this level was provided at the side of the building. Another main kitchen was provided on the upper floors. It would appear from the plans that the lower ground floor may have been intended as accommodation for staff. No condition was placed on the permission highlighting the need for this floor to be used in conjunction with the upper floors.

The Agent has advised that, when the works were undertaken, the lower ground floor was constructed as a separate unit with no internal access between the lower ground floor level and above levels. A review of the Councils planning and Council tax records indicates that the lower ground floor has been a separate entity since 2001.

Relevant 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's Revised Replacement Unitary Development Plan 2004

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- SD9B - Resources and Energy (Water)
- H3 – Protection of Existing Housing
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 - Conservation Areas
- N5 - Biodiversity
- N8 - Ancient Woodlands and Trees

Hampstead Conservation Area Statement

Camden Planning Guidance 2006

Assessment

PROPOSAL:

The subject application seeks planning permission for the integration of the existing lower ground floor flat into the larger dwelling unit, and alterations and additions to the building including a lower ground floor extension, below garden level, to the rear and erection of a single storey rear extension on the upper ground floor level.

It is noted that there is a concurrent application for the adjoining property, no. 8 Holford Road (reference 2006/5604/P), for a similar extension to this property.

ASSESSMENT:

The main issues requiring assessment relating to the scheme include the acceptability of the change of use in land use policy terms; the potential impact on trespass on the site and surrounding properties and the acceptability of the alterations and additions.

Change of Use:

- Planning permission PW9902633 granted on 06/12/1999 for *'the change of use from a nursing home for the elderly (Class C2) to 3 single family dwelling houses, and associated works of alteration including extensions at the rear on all floors, the replacement of the existing 2-storey side extension and the provision of underground car parking for 8 cars'*.
- As discussed above, when the works were undertaken the lower ground floor was constructed as a

separate unit with no internal access between the lower ground floor level and above levels. A review of the Councils planning and Council tax records indicates that the lower ground floor has been a separate entity since 2001. As this use has been in place for more than 4 years, this is considered to be the established lawful use and therefore planning permission is required to convert the two separate units into a single dwellinghouse.

- The loss of only one net unit is compliant with Policy H3 which seeks to protect the existing housing stock.
- The application would result in an enlarged family sized unit. The dwelling would also benefit from direct access to the rear garden from the first floor. The application is considered to be consistent with the RUDP, which identifies in the discussion relating to Policy H3 the need for family sized units within the borough.
- As noted above, the previous planning permission (PW9902633 granted on 06/12/1999) did not remove the properties rights to on-street car parking permits. Nos. 7 and 8 have 2 on-site car parking spaces within the basement under no. 9. The proposal seeks to reduce the number of units in the property by one, and the conversion has the potential to reduce the demand for car parking in the area (it is noted that Holford Road is identified by the CPG as being a heavily parked street).
- The integration of the existing lower ground floor flat into the larger dwelling unit is considered acceptable and suitable for support.

Landscaping:

- The proposals for the construction of the underground basement involve the removal of three trees; T1 Magnolia, T2 Apple and T6 Contorted Hazel. None of these trees are considered to make a significant contribution to the character/appearance of the Conservation Area - therefore their removal is considered to be acceptable. The proposals also potentially impact on T3 Sycamore, T4 Fig and T5 Mulberry. These trees grow along the boundary in the grounds of Queen Mary's Hospital. Of these, T3 Sycamore and T6 Mulberry are considered to contribute to the character/appearance of the Conservation Area. The Mulberry is the subject of a TPO. Trial excavations have shown that the depth of the foundations to the boundary wall have limited the root growth of T3 and T6 into the garden of no. 7. Therefore the excavations for the pool are not considered to be a significant threat to these trees.
- The proposals have included a margin of c.2.5m at the rear of the garden for tree planting. This is considered to be acceptable and provides the opportunity for at least a further tree to contribute to the character and amenity of the area along with planting to enhance the biodiversity value of the site. The construction for the underground facilities takes up the remainder of the area of the garden.
- No margins are provided along the flanking boundaries of the rear gardens. In this case it is considered to be acceptable due to the size of the garden and the relatively wide margin being provided at the end of the garden. Also there is no impact on trees in neighbouring gardens. Some subsidiary planting has been indicated on the margins; however this is in planters. A sufficient proportion of the garden is provided as a turf roof to the underground construction (there is no significant change to the existing proportion of planted to hard surface area).
- Detailed attention has been given to a sustainable drainage system which shows how local rainfall will be directed from hard surfaces into the drainage system of the green roof and into the planting margin at the rear of the garden. These proposals are considered to be sufficient. It is also proposed to use rainwater harvested from the roof surfaces of the building to provide irrigation to the green roof planting.
- A condition will be placed on the permission requesting the submission of hard and soft landscape details for the rear garden to ensure that replacement tree planting is carried out and that the planting contributes to the biodiversity value of the site.

Alterations and Additions:

- The application seeks permission for alterations and additions to the single dwelling house including a lower ground floor extension, below garden level, to the rear. This new extension would accommodate a pool and hot tub, sauna / steam room, change room with WC, plant room, utility / kitchen room, cinema and games rooms, and gym. A new bedroom will also be accommodated at the lower ground floor level overlooking the side courtyard. A light well is provided which would service the gym and pool / hot tub area and a staircase from the garden level down into the basement. The scheme also includes the erection of a rear single storey conservatory extension which would be accessed from the existing dining area.
- Whilst it is acknowledged that in some instances rear additions can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the host building and the wider surrounding area.

The conservatory extension would have a depth of 6 metres, and would protrude 4.7 metres beyond the projecting wing of the building. It is noted that the depth of the proposed extension matches the depth of the proposed extension to no. 8 (reference 2006/5604/P). The depth of the addition is considered acceptable given the staggered rear building line of the host building and adjoining properties.

The addition would present as a light weight, modest addition that would be provided with glazing along the rear and side elevations and with French doors on each elevation providing access onto the patio. Windows will be timber framed to match the existing conditions. The height and proportions of the glazing complement the existing layout of windows and openings on the rear elevation. The addition would have a solid roof with velux windows adjacent to the existing rear façade to ensure good access to natural light to the existing rooms.

- The basement extension will generally not be visible from the surroundings, with the exception of the light well to the rear and skylights over the new pool, and the alterations at the lower ground floor from elevation over looking the courtyard. The light well services secondary rooms (gym and pool / hot tub area), and as such the access to daylight from these rooms is considered to be acceptable. The new bedroom overlooking the courtyard is considered to be provided with good access to daylight and outlook. The addition of windows to the side is not considered to adversely compromise the setting of the building or the wider street scene.
- The works would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

The party wall would be increased to a height of 4.1 metres on the common boundary with no. 8. It is noted that common boundary wall between the two properties is 2 metres in height. It is acknowledged that if the extension to no. 8 was not undertaken the outlook of the window servicing the dining room would be reduced; however this forms part of an open plan area which receives good outlook and access to daylight. Therefore on balance it is not considered necessary that the two developments (2006/5604/P at no. 8 and 2006/5602/P at nos. 7 & 7A) be built simultaneously in order to protect the amenity of the adjoining property at no. 8.

The extension is set away from the common boundary with no. 5 and therefore would not adversely impact on this property.

The scheme involves the addition of several plant areas at basement level with venting adjacent to the skylight to the pool in the rear garden near the common boundary with no. 8. In order to ensure that the plant will not result in adverse noise pollution to the surrounding properties, conditions will be placed on the permission requesting further details of attenuation in order to meet Council noise standards, as outlined in Appendix 1 of the RUDP.

- The proposal works are considered to be respectful of the character and appearance of the building, to preserve the character and appearance of the surrounding conservation area, to be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties.

The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, SD7, SD8A, SD9, H3, B1, B3, B7, N5 and N8).

Recommendation: Grant Full Planning Permission, subject to conditions.

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