

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>12/12/2006</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>21/11/2006</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Cassie Plumridge			(1) 2006/4295/P  (2) 2006/4296/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
14 New End London NW3 1JA			Site Location Plan 1025-EX-PL-05; 1025-EX-L-01(A); 1025-EX-PL-02(A); 1025-EX-PL-04; 1025-PL-01(A); 1025-PL-02(A); 1025-PL-03; 1025-PL-04(B); 1025-PL-05.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>
<b>Proposal(s)</b>					
(1) Change of use of lower ground and ground floors (and garden) from a dwelling house (C3) to educational use (D1) and retention of the first, second and third floors as a 3-bedroom residential flat (C3), installation of metal stairs in front basement lightwell and gate within railings at street level.  (2) Installation of metal stairs in front basement lightwell, gate within railings at street level and internal alterations all in connection with change of use of lower ground and ground floors (and garden) from a dwelling house (C3) to educational use (D1) and retention of the first, second and third floors as a 3-bedroom residential flat (C3).					
<b>Recommendation(s):</b>		Refuse			
<b>Application Type:</b>		Full Planning Permission and Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

## Consultations

Adjoining Occupiers:	No. notified	<b>38</b>	No. of responses	<b>04</b>	No. of objections	<b>02</b>
Summary of consultation responses:	<p>A letter of support was received from <b>14 New End</b>.</p> <p>An objection was received from <b>6 Carnegie House, New End</b>, who is summary raised the following concerns:</p> <ul style="list-style-type: none"> <li><i>Increased traffic.</i></li> <li><i>Incremental loss of residential floor space, they will apply to convert the whole building over time.</i></li> </ul>					
CAAC/Local groups* comments: *Please Specify	<p>The <b>Hampstead CAAC</b> commented on the application, stating they had no objection to the proposal, conditional on:</p> <ul style="list-style-type: none"> <li><i>The additions have great care for the historic fabric of the listed building</i></li> <li><i>The proposal not increasing traffic problems.</i></li> </ul> <p><b>The Heath and Hampstead Society</b> objected to the proposal on the following ground:</p> <ul style="list-style-type: none"> <li><i>Increased traffic.</i></li> <li><i>Loss of residential floor space is undesirable.</i></li> </ul>					

## Site Description

The subject site is situated on the south side New End and falls within the Hampstead Conservation Area. The building on the subject site is a Grade II Listed Building.

This property forms part of a terrace of three houses, dating from 1725 and refaced in multi stock bricks during the later 19<sup>th</sup> century. The building stands three storeys tall with a basement and attic storey contained within a mansard roof. A shallow front lightwell is enclosed with original cast iron railings with a wrought iron overthrow and lamp holder to the front step.

The interior of the building is particularly fine and contains a wealth of original features, including an original staircase with heavy turned balusters and carved tread ends. The majority of the building is panelled, and includes timber box cornices and original 6 panelled doors, as well as simple fireplaces to several rooms. There have been some more recent alterations to the interior of the building, however the building retains much of its early 18<sup>th</sup> century character.

## Relevant History

No relevant history.

## 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.

### Hampstead Conservation Area Statement

#### Camden's Replacement Unitary Development Plan 2006:

- S1 & S2 - Strategic Policy on Sustainable Development
- SD1 - Quality of Life
- SD6 - Amenity of Occupiers and Neighbours

- B1 - General Design Principles
- B3 - Alterations & Extensions
- B6 – Listed Buildings
- B7 - Conservation Areas
- H3 – Protecting Existing Housing
- T1 – Sustainable Transport
- T9 – Impact of Parking
- C1 – New Community Uses, Part C – Educational Facilities

#### **Supplementary Planning Guidance 2002:**

- Section 2.7 – Alterations and Extensions

### **Assessment**

#### **PROPOSAL:**

This proposal is for the change of use and sub-division of the property so as to create a self contained maisonette over the upper floors and additional school accommodation for the adjoining Heathside Preparatory School at basement and ground floor levels.

#### **ASSESSMENT:**

##### **Change of Use:**

- The proposed scheme seeks permission for a change of use of lower ground and ground floors (including the garden) from a dwelling house (C3) to educational use (D1); and retention of the first, second and third floors as a 3-bedroom residential flat (C3).
- Policy H3 states *“The Council will resist proposals that lead to a net loss of residential floor space, except if the loss is to provide small-scale health care facilities that are needed locally and cannot be provided on an alternative site. The Council will seek, so far as practicable and reasonable, to protect land considered suitable for housing.”*
- The Council aims to increase the amount of housing in Camden and provide a range of residential accommodation. The net loss of residential accommodation and the loss of potential residential development sites would undermine this aim and the strategic objective to increase the supply of housing set out in the London Plan.
- Discussion relating to Policy H3 also identifies that households who require large homes, such as families, tend to have to wait longest for Council housing as there is a shortage of such properties in the Borough.
- While it is acknowledged that the proposal would maintain one residential unit on the site, the policy clearly seeks to retain floor space, rather than simply the number of units and it considered that the proposed scheme is clearly contrary to Policy H3. In addition the family unit would lose access to the garden, which is not ideal.
- The proposed loss of residential floor space is contrary to Policy H3 (Protecting Existing Housing) of the London Borough of Camden Replacement Unitary Development Plan 2006, and as such shall be refused planning permission on this ground.

##### **Traffic:**

- The reduction in the size of the residential unit is not considered to have any traffic implication. It is expected that this property is currently entitled to on-street car parking permits, and this arrangement will continue.
- The proposed scheme seeks permission for a change of use of lower ground and ground floors (including the garden) from a dwelling house (C3) to educational use (D1). In the access statement the applicant commented that *“the school uses will be restricted to the lower two floors, the use is proposed to improve existing school teaching facilities by providing space for art, pottery and library and computing. General class room spaces are already provided with No. 16 New End. The occupancy levels are expected to be no more than 15 at any one time”*. While the applicant refers to the two floors of No. 14 being used for ancillary space, it is unclear from the information provided if the proposed would result in an increase in pupil numbers.
- New End is categorized as a ‘heavily parked street’ in supplementary planning guidance. If the proposal

were to result in increased pupil numbers, it is considered appropriate that a travel plan be requested by a Section 106 Agreement.

A travel plan was submitted in 2003 and it was not in accordance to the DFES Standards or the Council. If considered a necessary requirement, a revised school travel plan should be prepared, in consultation with Camden Council Officers, that identifies opportunities for encouraging walking, cycling and potential use of public transport/school buses. Such a plan should be secured by s106 agreement and submitted and approved by Council prior to completion of the redevelopment.

- Based on the information above it is considered that there is insufficient information to determine if the proposed scheme would result in increased pressure on the surrounding traffic network, and as such should be refused planning permission on this ground. An informative will also be placed on the decision advising that this issue could be overcome with further clarification as to how the floor space (proposed to be converted from residential use) would be utilized and if this would result in increased pupil numbers. It is noted that if planning permission were to be granted, a condition could be placed on the decision restricting the use of this floor space to existing pupil levels.

#### **Impact on the Listed Building:**

- In order to sub-divide the building it is proposed to insert a partition wall in the ground floor hallway. This would enable the upper floors maisonette to be accessed through the original front door. Although the partition is essentially reversible, any proposed change of use must be considered in terms of its relative impact on the special interest of the listed building.
- It is considered that this proposal would cause significant harm to the character and appearance of the ground floor hallway. The partition would obscure the attractive balusters, newel and carved tread ends and would appear incongruous, visually separating the principal reception rooms from the main circulation space. Given the quality of the interior of the building and its unaltered character, this proposal would be unacceptable.
- The plans show the insertion of a kitchen into the rear room at 1<sup>st</sup> floor level. This is presently a bathroom and it is likely that a kitchen could be inserted fairly easily by utilising the existing services. However, this room is fully panelled and further information would be required as to how cabinets and equipment would be incorporated without causing damage to this panelling.
- No objection is raised to the works at 3<sup>rd</sup> floor level as the partitions and features at this level appear to be modern.
- In order to access the school accommodation, it is proposed to modify the railings to create a gate and to insert a new metal staircase into the front lightwell. Due to the sloping ground and the height of the railing plinth, concerns are raised that a full height gate would appear unusual in this location. However, the original configuration, and later modification, of railings in this manner is fairly common and it is an established pattern on this small group of buildings. The detailed design of the new gate is acceptable and would appear authentic and traditional. No objection is raised to the proposed metal staircase. On balance, I have no objection to this aspect of the proposal.
- However in summary, with regard to the impact of the proposal on the Listed Building, it is considered that the application should be refused. The proposed ground floor partition would obscure features and detract from the appearance and spatial quality of the building to the detriment of its special architectural and historic interest of the Listed Building.
- The proposed ground floor partition would be detrimental to the appearance and spatial quality of the Listed Building contrary to Policy B6 (Listed Buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006, and as such shall be refused Listed Building Consent for this reason.

**RECOMMENDATION:** Refuse.

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