

Delegated Report		Analysis sheet		Expiry Date:	30/11/2006
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Cassie Plumridge			(1) 2006/3109/P (2) 2006/3111/L		
Application Address			Drawing Numbers		
10 New End London NW3 1JA			Site Location Plan 301-OS1; 301-S01; 301-S02; 301-S03; 301-S100; 301-S101; 301-S102; 301-S103; 301-S104; 301-S110; 301-S111; 301-01 B; 301-02 A; 301-03 A; 301-104 A; 301-100 A; 301-110; 301-111; 301-112; email from Karl Lang dated 13 th November 2007 (1 sheet); Velux Sun Tunnel (2 x sheets); Structural report dated November 2006 (9 x sheets); Vitosol 100 flat panel kit (cover, pages 3, 5, 8, 9, 10 and 11).		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:	
Proposal(s)					
(1) Additions and alterations to a dwellinghouse including removal of one dormer and replacement with 3 dormers on the front roof slope, and construction of cast iron staircase on the rear elevation to provide access from the ground floor level to the garden. (2) Additions and alterations to a dwellinghouse including internal alterations, removal of one dormer and replacement with 3 dormers on the front roof slope, and construction of cast iron staircase on the rear elevation to provide access from the ground floor level to the garden.					
Recommendation(s):		Grant			
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	92	No. of responses	02	No. of objections	00
Summary of consultation responses:	A letter of support was received from Flat 7, Carnegie House, New End.					
CAAC/Local groups* comments: <small>*Please Specify</small>	The Hampstead CAAC considered the application to improve the dwelling and supported the proposal.					
Site Description						
<p>The application site is located on the south side of New End and form part of terrace row consisting of three Georgian houses dating from 1720. The buildings are grade II listed and considered to make a positive contribution to the Hampstead Conservation Area of which they form a part. The single-family property retains most of its original features including fully panelled rooms and is considered to be of significant architectural and historic interest.</p>						
Relevant History						
No relevant history.						
Relevant policies						
<p>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 <u>taken as a whole</u> together with other material considerations.</p> <p>Hampstead Conservation Area Statement</p> <p>Camden's Replacement Unitary Development Plan 2006:</p> <ul style="list-style-type: none"> • 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 <p>Supplementary Planning Guidance 2002:</p> <ul style="list-style-type: none"> • Section 2.7 – Alterations and Extensions 						

Assessment

AMENDMENTS:

The application as originally submitted was considered to be unacceptable. This proposed refurbishment scheme has been amended to omit the contentions aspect of the development, amendments to the originally submitted scheme include retaining the lower ground floor larder, omitting the ground floor door configurations and the removal of the third floor ceiling and second floor front bathroom partitions.

PROPOSAL:

The proposed scheme include additions and alterations to a dwellinghouse including internal alterations, removal of one dormer and replacement with 3 dormers on the front roof slope, and construction of cast iron staircase on the rear elevation to provide access from the ground floor level to the garden.

ASSESSMENT:

- The scheme has adequately addressed the Council's concerns, is not considered to harm the character or special interest of the listed building and is considered acceptable.
- The external alterations of the proposal including on the rear elevation replacing the rear windows in the projecting wing, and construct new cast iron garden stair from the upper ground floor level to the garden level; on the front elevation remove the existing large front dormer and replace it with three smaller new dormers; and the addition of a new solar pipe and solar panel on the inner slope of the butterfly roof.

The rear addition wing and front dormer are non-original and the windows are of no particular merit. The proposed replacement rear addition doors and windows respect the age and style of the building and are considered acceptable. The cast iron stair to the rear elevation would not harm the character of the building or Conservation Area and therefore considered suitable.

It is noted that the stair is not considered to adversely impact on the amenity of the adjoining property. Given the minimal depth of the landing area, the space would purely be used to gain access to the rear garden area, and not as a usable space as a terrace given its dimensions. While views would be possible into surrounding properties, these are not considered to be excessive given the landing area would not be used for extended periods of time, and is set substantially away from the common side boundary, and thus would not result in excessive overlooking.

The existing single dormer would be replaced with three individual single glazed timber dormers to exactly match the dormer on the adjoining buildings. The design of three new dormers would not harm the character and appearance of the Conservation Area or listed building and is considered acceptable.

A new solar pipe and solar panel would be installed on the inner slope of the butterfly roof. The solar panel would be fixed by brackets screwed to batons and require the cutting of a small number of tiles. Similarly the solar pipe will require the removal and cutting of tiles. The installations are not considered to unduly harm the fabric, interest or character of the listed building and would not be visible within the Conservation Area and are considered acceptable.

- The internal alterations proposed are not considered to harm the character of the listed building.
 - The existing third floor contains gypsum plaster partition in a non-original form. Reconfiguring the floor plan with modern partitions is therefore considered acceptable.
 - On the second floor the proposal would reopen an original opening between front and rear room and provide door to match the adjacent original doors. The proposed bathroom would contain standalone sanitary wear, so not to disrupt the panelling, this is considered acceptable however a condition should be installed on the decision notice requesting to submission of all new bathroom and kitchen service routes.
 - At the basement level the proposal would replace non-original doors with half glazed timber doors with mouldings that match the adjacent original doors. The doors are considered to respect the special interest of the building. An existing non-original opening between front and rear room would be enlarged, retaining good size nibs and down stand. The works are not considered to harm the special interest or form of the lower ground floor and are therefore considered acceptable.
- It is noted that several conditions are considered necessary for the internal alterations to be considered appropriate, and these will be attached to the Listed Building Consent, including the following:
 - Further details of service runs for all new bathrooms/kitchens including ventilation, demonstrating

the relationship of new pipe work with the structure of the building will need to be submitted for approval.

- The new joinery work is to exactly match the existing original work unless differences are shown on the drawings we have approved.
- The existing ornamental features must not be disturbed including chimneypieces, plasterwork, architraves, panelling, doors and staircase balustrades by the proposed work.
- The new timber floor must not disturb or alter the existing joinery including architraves, panelling, doors, skirting and staircase.
- The proposal works are considered to be respectful of the character and appearance of the Listed Building, to preserve the character and appearance of the street scene and wider 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 (Policies S1, S2, SD1, SD6, B1, B3, B6 and B7).

RECOMMENDATION: Grant Full Planning Permission and Listed Building Consent, subject to conditions

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