

Delegated Report		Analysis sheet		Expiry Date:		04/10/2006	
		N/A / attached		Consultation Expiry Date:		12.9.06	
Officer				Application Number(s)			
Charles Thuairé				2006/3721/P & 2006/3722/L			
Application Address				Drawing Numbers			
22-24 Hampstead High Street London NW3 1QA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
<ol style="list-style-type: none"> External alterations to no.22 including fenestration alterations to rear wing, installation of replacement shopfront; erection of a rear first floor level extension and use of the rear part of the basement of no.22 to create additional habitable accommodation for the ground to second floor level residential maisonette. External and internal alterations to nos 22,23 and 24 (in association with amalgamation of 3 shop units into a single retail unit). 							
Recommendation(s):		Grant conditional permission and conditional listed building consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
Summary of consultation responses:		<p>A site notice was displayed from 22/08/06 to 12/09/06.</p> <p>No reply to date.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p><u>Hampstead CAAC</u> object to creation of one large unit replacing 3 small units which are feature of Hampstead High St.</p> <p><u>Hampstead and Heath Society</u> object- loss of small retail units, and future scope for independent retailers, already enough multis; unique character of units will be lost, even though no external alterations are proposed.</p> <p>Response- amalgamation of 3 retail units into 1 large unit does not involve a material change of use and thus does not require planning permission</p>					

Site Description

3 terraced properties on east side of Hampstead High Street with retail on basement and ground floors and residential above; in particular no.22 has a maisonette on ground to 2nd floors in a rear wing at the corner of Gayton Road with its entrance off that road. Nos 23 and 24 are listed Grade 2, no 22 is unlisted but makes a positive contribution to the character of the CA. All are located within Hampstead CA.

Details on listed buildings: No.24 has a 17th century timber framed core, with the rear refaced with brown brick during the early 18th century and the front with yellow stock brick during the early 19th century. No.23 dates from the late 19th century with a late 19th century shopfront and the upper floors of the façade refronted during the earlier part of the 20th century. A large original brown chimney stack runs through the property on the party boundary with no.24. Both listed buildings were originally timber framed. No.22 is has painted brickwork and dates from the later 19th century.

Relevant History

2006/1836- Previous pl/lbc applications withdrawn due to officer's concerns on the listed building alterations involved.

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.

S1, S2, SD1, SD6, B1, B3, B4, B6,B7
SPG
Hampstead CAS

Assessment

The proposals involve amalgamation of all 3 shop units into 1 unit by creating internal openings at the rear of all 3 at basement and ground levels and providing disabled access ramps at ground floor due to the changes in levels (the units are all stepped downhill); provide the main entrance at no.22 at the corner (as this is the sole entrance with step-free access) while the other 2 entrances will be kept shut; convert part of the basement at rear of no.22 into ancillary storage for the maisonette above; erect a rear corner extension at 1st floor of the rear wing of no.22 to create an additional bathroom and habitable room for the maisonette; block 1 window at ground floor of this rear wing, and install a replacement shopfront to no.22; plus various internal alterations to all 3 shops and the 2nd floor of the maisonette.

The scheme has been revised substantially since the last withdrawn application and has been further revised in design following detailed comments on the internal and external alterations.

The conversion and amalgamation of 3 small retail units into 1 large unit does not involve a material change of use and thus does not require planning permission. Thus the Council has no control over the nature and operation of the retail use of these 3 properties. The partial loss of basement from retail storage to residential storage is acceptable in principle as it does not harm the future functioning of either the existing single retail unit at 22 or indeed the whole proposed unit encompassing all 3 units.

The external alterations involving the shopfront and rear windows at no.22 and the erection of the 1st floor rear extension are acceptable in principle and detailed design terms; regarding the extension, it will not cause any loss of amenity to neighbouring properties, and it maintains a visual gap in the streetscene. The improvements to disabled access are welcome and their detailed design (ramp gradient etc.) will be subject to Building Regulation approval in due course. More detailed comments on the listed building issues are as follows.

Basement

1. At basement level, a former doorway is to be reinsated between nos. 22 and 23.
2. A single opening currently existings between nos. 23 and 24. A second opening is to be created further back along the same party line. This will avoid the 17th century chimneystack; however a condition should be added requiring opening up and investigative works to be inspected by the Council.

Ground Floor

3. A single door opening is proposed between nos.22 and 23. This is located to the rear of the shop unit and will be partially concealed in views from the street by the existing chimney breast.
4. An opening is to be created between nos. 23 and 24. This will also avoid the 17th century chimneybreast; however this should be subject to the same condition as at basement level. A nib is now to be retained which is likely to form the original rear wall of the building.
5. The ground to basement staircase is to be reinstated in its former position. The existing staircase that is to be removed is modern fabric of no interest or merit.

External Alterations

6. A single storey extension is proposed above the existing single storey addition to the rear of no.22. This is to be of painted brickwork to match the side return of the frontage building. The proposed extension is fully subordinate to the frontage building in terms of its bulk and massing and will have no detrimental visual impact on the main building or the surrounding streetscene.
7. The existing rear addition currently has three unattractive slot windows on its street elevation. These are to be replaced with sashes to match the new windows at 1st floor level.
8. A new shopfront is proposed for no.22. The existing modern shopfront is of no particular merit and the proposed replacement is of a suitable design. On site, it became clear however that there may be elements of an earlier fascia beneath the existing modern fabric. A condition should be added requiring further investigative works so that the design of the proposed shopfront can be modified to incorporate any surviving historic fabric.

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