

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/09/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		25/08/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Cassie Plumridge				2006/3368/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
15B Hampstead Hill Gardens London NW3 2PH				06138-100; 06138-101; 06138-110; 06138-111; 06138-120; 06138-200b; 06138-201; 06138-210a; 06138-211b; 06138-220.			
<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>							
Demolition of existing conservatory and erection of a new part single, part two storey extension with roof deck at upper ground floor level, and the erection of an external side stair from raised ground floor to lower ground/garden level for this maisonette.							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	14	No. of responses	02	No. of objections	01
<b>Summary of consultation responses:</b>		<p>An objection was received from the <b>Garden Flat, 17 Hampstead Hill Gardens</b>, which in summary raised the following concerns:</p> <ul style="list-style-type: none"> <li><i>Impacts on privacy:</i> <u>Response:</u> A privacy screen is to be located along the side elevation of the rear terrace, and as such would obstruct views into the habitable windows of the new terrace. A condition of the permission would require the screen to be maintained and retained. There would be some views over the rear garden of this property; however, they would only affect the far end of the garden, which is already overlooked by the windows of the subject site.</li> <li><i>Impact on the structural integrity of our building:</i> <u>Response:</u> This is not a material planning consideration. This can be taken into account by the Building Regulations 2000. An informative will be placed on the decision indicating the need to comply with the Building Regulations.</li> </ul>					
<b>CAAC comments:</b>		The <b>Hampstead CAAC</b> raised no objections to the proposed works.					

## Site Description

The site is located on the northern side of Hampstead Hill Gardens and is occupied by a detached building accommodating four flats. The building occupies four floors (garden/lower ground, ground, first and second/attic level). The building has a 2-storey brick rear extension, which is centred on the rear elevation (early 1990's). Both lower ground floor maisonettes have been extended to the rear. No. 15B has a single storey rear conservatory extension (constructed in the 1990's) and no. 15A has a recent 2-storey fully glazed modern styled rear extension (approved in 2003).

The subject site is located within the Hampstead Conservation Area, and is identified as a building that makes a positive contribution to the conservation area. The Conservation Area Statement comments "*nos. 13-23 are two storey red brick double fronted houses, closely placed and more uniform with three small dormers, sash windows and entrance pediments.*"

## Relevant History

Planning permission for **15 Hampstead Hill Gardens** (reference 9100241) granted on 01/08/1991 for *change of use and conversion to 4 flats including the erection of a 2-storey extension and two replacement rear roof dormers.*

### 15A Hampstead Hill Gardens

- Planning permission (reference PWX0202822) granted on 26/02/2003 for *the erection of a 2-storey rear extension to provide additional habitable accommodation for the lower/upper ground floor maisonette.*
- Planning permission (2004/3198/P) granted on 10/09/2004 for *Variation of planning permission ref. PWX0202822 (dated 26.02.03) for the erection of a 2-storey rear extension, in respect of amended rear elevational details and enlarged ground floor extension.*

### 15B Hampstead Hill Gardens:

- Planning permission (reference PWX0002908) granted on 19/12/2000 for the erection of an external staircase from ground floor flat and garden level on side elevation of building. This permission has since lapsed. The works approved previously are very similar to those proposed as part of the current application.
- Planning permission (reference 9201217) granted on 18/03/1993 for *the erection of a single storey conservatory at the rear.*

## 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 Revised Replacement Unitary Development Plan 2004

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 – Conservation Areas

#### Supplementary Planning Guidance 2002

- Section 2.7 – Alterations & Extensions
- Section 2.8 – Roofs and Terraces

## **Assessment**

### **AMENDMENTS:**

Amended plans were received on 4 September 2006, showing minor changes; the side elevation was amended from an exposed brick finish to render; omission of the two air conditioning units on the side elevation (it is noted that this aspect of the development was agreed to be removed by the applicant in July; however the plans needed to be updated) and the windows on the rear elevation were aligned at ground floor level to reflect the windows on the upper floor, in order to improve the symmetry of the development.

### **PROPOSAL:**

The planning application seeks planning permission for:

- The erection of an external, side stair from raised ground floor to lower ground/garden level for this maisonette.
- The and erection of a new part one, part 2-storey extension with roof deck at upper ground floor level, following the demolition of existing conservatory.

### **DISCUSSION:**

#### ***New External Staircase***

- As noted previously, the proposed staircase is very similar to that previously approved (ref: reference 9201217; granted on 18/03/1993). The proposed staircase would be painted black steel, and would sit flush with the side elevation of the building. The addition would be utilitarian in design, suitable for a structure of this nature.
- There are very limited views of the lower part of the side elevation of the host building from the surroundings, being screened from views from the street by high side fencing and the layout of the built form on the adjoining properties screening the development from views from the rear gardens of adjoining properties. The staircase would not be a prominent or visually intrusive addition.
- The adjoining property at no. 17 Hampstead Hill Gardens does not have any windows on the flank elevation of the building; as such the new staircase would not result in overlooking into habitable rooms. Views to the rear garden of no. 17 Hampstead Hill Gardens would be very limited, and as are not considered to harm the amenity of this property. This aspect of the proposal is considered to have appropriate regard for Policy SD6.
- The addition is considered acceptable in design terms, as it would be subservient to the parent building, would respect the original design of the building and is unlikely to have any negative impact on the character and appearance of the surrounding area conservation area, having appropriate regard for Policies B3 and B7.

#### ***Works to Rear:***

- 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 design to have a minimal impact on the integrity of the building and the surrounding street scene.
- The proposed addition is considered to be subservient to the parent building and to complement the layout of the dwelling on the rear elevation, having appropriate regard for Policies B3 and B7. The windows would be timber framed, which is considered appropriate in the Conservation Area. As noted previously, amended plans were submitted changing the side elevation of the rear extension from an exposed brick finish to render, which would reflect the existing finish of the side elevation of the host building and the windows and the rear elevation were aligned at ground floor level to reflect the windows on the upper floor. These changes, whilst relatively minor in themselves, are considered to improve the design of the addition and to make it to sit more harmoniously with the design and layout of the host building. The use of a metal balustrade to the rear elevation of the terrace will match the materials for the stairwell and complement the overall design of the host building.
- Whilst it is acknowledged that no. 15A Hampstead Hill Gardens has a contemporary glass 2-storey addition (reference PWX0202822, granted on 26/02/2003; amended reference 2004/3198/P granted on 10/09/2004), and that the proposed scheme presents as a more traditionally styled addition, the proposal does utilise large areas of glazing on the rear elevation and also additions to the lower and upper ground floor levels, having appropriate reference for the existing extension.

- It is noted that while the proposed addition also extends to the side of the building at the ground floor level, unlike the addition at no. 15A Hempstead Hill Gardens, which aligns with the flank elevation - this maisonette cannot be expanded to the side as it is confined by the boundary of the site. The new extension, whilst of different design idiom, is considered to sit comfortably within the context of the host building.
- The rear addition would be set behind the existing 2-storey brick extension centred on the rear elevation of the host building. The addition is considered acceptable in design terms, as it would be subservient to the parent building, would respect the original design of the building and is unlikely to have any negative impact on the character and appearance of the surrounding area.
- The works are located adequately away from side boundaries and thus would not adversely impact on the adjacent properties with regard to access to sunlight, daylight, or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.
- The rear terrace is provided with screening along the flank elevation, which would screen views into the adjoining property at no. 17 Hempstead Hill Gardens. A condition of the permission will ensure that this screen is provided, and subsequently retained and maintained.
- Inevitably, there would be some views over the rear garden of nos. 15 and 17 Hempstead Hill Gardens from the rear of the terrace; however they would only affect the far end of the garden, which is already overlooked by the existing windows and, as such, the proposal is not considered to significantly worsen this arrangement.

The proposed works are considered to be respectful of the character and appearance of the building, to preserve the character and appearance of the conservation area, to be unobtrusive in the surroundings 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, B1, B3 and B7).

**RECOMMENDATION:** Approve.

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