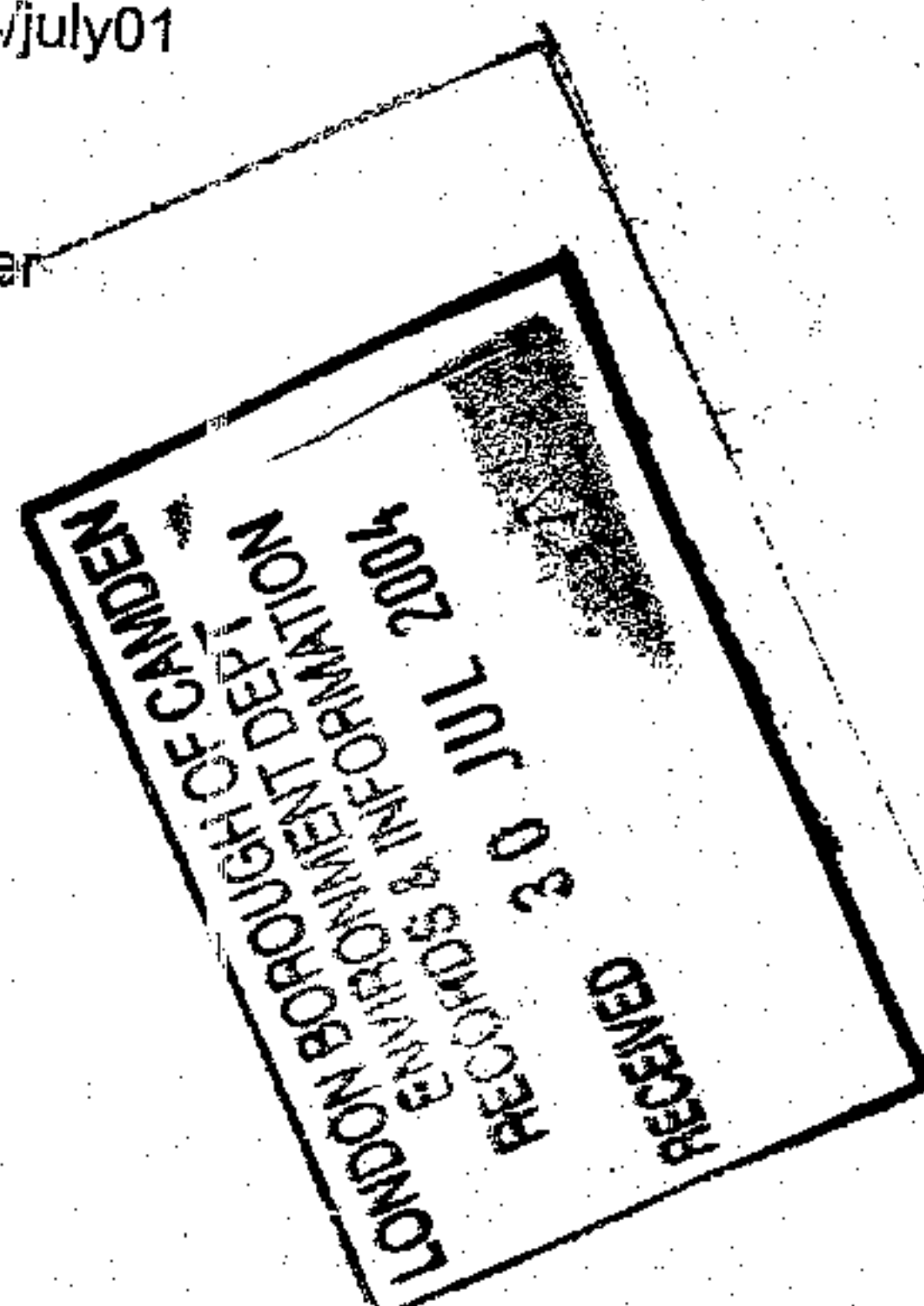


Your  
Ref  
Our Ref CWB/SWP/0307/04/july01  
Date 27 July 2004

Development Control Manager  
London Borough Camden  
Environmental Department  
Argyle Street Entrance  
Euston Road  
London  
WC1H 8ND



Direct Line 01883 621 042  
Direct Fax 01883 621 043  
Mobile 07984 458485  
cwb@blueskyplanning.co.uk

Dear Sir

**HAMPSTEAD – 9A HAMPSTEAD HIGH STREET  
PLANNING AND LISTED BUILDING APPLICATIONS FOR ALTERATION AND EXTENSION**

We act on behalf of South West Property (Hampstead) Ltd, owner of the above property. Further to recent telephone conversations between Mary Samuels of your department and Edward Ledwidge of these offices, we are instructed to submit a planning application for the following:

*"Alteration and extension of the first, second and third floor residential accommodation to form 1 x 2 bed flat and 2 x 1 bed flats including renovation of the front elevation and alterations to the back yard area"*

Accordingly, please find enclosed the following documents that form the planning application:

- 1) 4 x Copies of the completed application forms duly signed and dated;
- 2) 4 x Copies of ownership Certificate A duly signed and dated;
- 3) A cheque for £440 in respect of the planning application fee;
- 4) 5 x copies of location 1907/12 with the application site edged in red;
- 5) 5 x photograph of the existing front and rear elevations;
- 6) 5 x copies of drawings:
  - Existing Ground Floor Plan 1907/01
  - Existing First Floor Plan 1907/02
  - Existing Second and Third Floor Plan 1907/03
  - Existing Front Elevation 1907/04
  - Existing Rear Elevation 1907/05
  - Proposed Ground Floor 1907/06
  - Proposed First Floor 1908/07
  - Proposed Second Floor 1908/08
  - Proposed Third Floor 1908/09
  - Proposed Front Elevation 1908/10
  - Proposed Rear Elevation 1908/11

The property is a Grade 2 Listed Building. Accordingly, please find enclosed four copies of the completed Listed Building application forms and ownership Certificate A. Five additional copies of the above drawings and photographs are also enclosed (providing 10 in total).

This letter sets out details of the site and surrounding area, planning history for the property, nature of the proposal, relevant planning policy considerations and planning justification for the scheme.

**Blue Sky Planning Limited**  
Bourne House 475 Godstone Road Caterham CR3 0BL  
[www.blueskyplanning.co.uk](http://www.blueskyplanning.co.uk)

Directors: CW Blatchford BSc (Hons) DipTP MRTPI JP Best BSc (Hons) DipTP MRTPI  
Registered in England: No 4461037 Registered Offices: 9 Limes Road Beckenham Kent BR3 6NS

### Site and Surrounding Area

Hampstead High Street comprises the principal shopping centre serving the Hampstead area. The High Street runs up hill in a south – north direction towards Hampstead tube station. Properties along the High Street typically comprise ground floor shop units with either residential or commercial floorspace above.

The subject property is located in the southerly part of the High Street and comprises a shop at ground floor level (occupied by Jessops); a two bedroom flat at first floor level and a three bedroom flat at second and third floor levels. Both flats were originally accessed from the existing doorway and staircase along the High Street frontage. However, separate access to the first floor flat from the rear of the premises was created at a later date. The property is well related to the public transport network.

Access to the rear of the property is via an ornate vehicular archway to the left of the property. This originally provided access to the Hampstead Brewery which was located to the rear but has since been redeveloped for offices and residential use. The back yard to the application premises is principally used by residents for car/cycle parking and refuse storage. Additional refuse storage facilities are provided for the shop and residents under the archway.

The subject property is a Grade 2 Listed Building. The most important characteristics are documented in the formal listed building description as follows:

*"Hampstead Brewery Building, now flats with shops to ground floor. Dated 1869. Darkened yellow stock brick with enriched brick floor cornices and stucco dressings. Shallow hipped slate roof with central chimney stack and projecting eaves with stepped brick cornice.*

*4 storeys and cellars. 5 windows. No. 9 at ground floor to left has an elaborate vehicle archway of pilasters with enriched capitals supporting brackets of barley sheaves and barrels flanking a segmental arch with keystone and shaped pediment with riband inscribed "Established 1720/Brewery/Rebuilt 1869".*

*To right, the original timber shopfront with round-cornered plate-glass window and colonnettes flanking a panelled door with round cornered overlight; fascia and bracket. To left, fine late C19 shopfront with curley cast iron columns and big breeze. Upper floors of 2 pane sashes. 1<sup>st</sup> floor windows have guttae drops, key stones and small scrolled pediments with balls; 2<sup>nd</sup> floor with keystones and bracketed sills with enriched cast iron guards."*

The property has been subject to some alteration over the years. In particular a WC and a stairway to the first floor was constructed at the rear of the property in the 1970s. There have also been alterations to the configuration of the upper floor flats, although it is suggested that the original features in the living rooms have been retained.

The exterior of the property (particularly the High Street frontage) is currently in need of substantial renovation work to ensure that its architectural merit is preserved and enhanced. The upper floors are also in need of sympathetic internal modernisation.

### Planning History

Planning and Listed Building applications were made in June 2002 for internal and external alterations at ground and first floor levels including extension and reconfiguration of the first floor flat (ref PWX0202586 & LWX0202587).



The proposal involved extension of the flat onto the existing terrace area and creation of an open plan kitchen/diner/kitchen/conservatory. It was proposed to erect a suspended ceiling to allow continuity within the open plan area. This would have resulted in the ornate cornicing and ceiling rose being concealed.

The Council agreed that the proposed extension and other external alterations would be acceptable on the basis that they would not have a detrimental affect on the character and appearance of the building/Hampstead Conservation Area nor would they have an adverse impact on local amenity (confirmed on the decision notice). However, planning permission and listed building consent was refused on the basis that:

1. Subdivision of the living room space would be out of character with the original cellular layout of the first floor of the building;
2. Concealment of the cornice and ceiling rose would diminish the historic interest of the listed building;
3. The proposed extension would be unacceptable in that it would facilitate the creation of a general open plan floor layout which would be out of character with and would obscure the original historic cellular layout of the first floor.

An appeal against the refusal was dismissed on 13 January 2004 (APP/X5210/E/03/1123664). The Inspector's Report concurred with the above reasons for refusal.

These matters have been taken into account in preparing the current planning and listed building applications, details of which are set out below.

### **The Proposal**

It is proposed to carry out significant renovation works both internally and externally to ensure that the architectural and historical merit of the property is preserved and enhanced for future years whilst providing accommodation to meet modern requirements. Essentially, this involves the following:

*Roof* – It is proposed to install a new slate roof to the property. The higher level brickwork will be re-pointed and the flashing renewed. All new materials will match the existing.

*Front Elevation* – It is proposed to carry out comprehensive restoration works to the front elevation of the property having particular regard to those features of architectural merit. The existing SVP (which is a poor modern addition) will be removed and reinstated internally. Any weed growth and vegetation will be removed and repairs made as necessary. The existing brickwork will be cleaned and repaired. New double glazed sliding sash windows will be installed to meet modern standards and match the style/materials of the existing. The original window sills, ironwork and surrounds will be cleaned and repaired. The soldier course between the floors will be repaired/re-pointed/re-instated to match the original.

*Rear Yard* - The outside WC at the rear of the property will be removed. This is a poor quality lean-to extension which was built in the 1970s. It is also proposed to remove the existing staircase and lobby which currently provides access to the first floor flat. Again, this is a 1970s addition and was not part of the original building layout. The original access to the first floor from the High Street will be re-instated. It is proposed to erect a new brick wall and flat glazed roof between the rear access of the shop and the boundary wall. This will be at the same height as the existing wall (2.6m) and therefore not visible from street level. This will create a separate demise for the shop and residential units. Refuse storage and cycle parking facilities for the flats will be provided in the open courtyard. There will also be space to accommodate parking for one car (as existing). Additional refuse storage for the flats and the shop is provided to the left of the archway (as existing).

*Rear Elevation/Extension* – It is proposed to construct a three storey extension over the existing first floor terrace area. This will be of the same height and depth as the rear extension on the adjacent property (number 9). The extension will be constructed of brick and slate to match the existing building. New double glazed sliding sash windows will be installed to meet current standards and to match the style/materials of the existing.

*First Floor Internal Alterations* - The original staircase and landing will be reinstated to allow access to the first floor flat from Hampstead High Street. It is proposed to reconfigure the accommodation whilst retaining the original cellular layout of the property. The bathroom and kitchen will be relocated from the rear of the flat to the front. The living room will be retained at the centre of the flat although the existing double doors (not original) will be removed to create a link with the new kitchen. This will allow the ornate cornicing and ceiling rose to be retained. The 2 bedrooms will be at the rear of the flat. Bedroom 1 will be contained within the new extension and will have a rear facing terrace. Bedroom 2 will be positioned in the area previously occupied by the stairwell/bathroom/kitchen.

*Second Floor Internal Alterations* - Access to the second floor flat will be as existing. The accommodation will be reconfigured in a similar arrangement to the first floor (i.e. retaining the cellular form and retaining living room cornicing feature) to create a one bedroom flat. The bedroom will be contained within the new extension.

*Third Floor Internal Alterations* – Again, access to the third floor will be from the existing stairwell. This area will be reconfigured in the same way as the second floor to create a one bedroom flat. The original cellular form of the rooms and living room cornicing will be retained.

### **Planning Policy Considerations**

Section 54A of the Town and Country Planning Act 1990 requires that Local Planning Authorities determine planning applications in accordance with a development plan unless material considerations indicate otherwise. Therefore, for the purposes of this application we have considered the relevant policies of the Camden UDP – Adopted 2000 as follows:

The subject site is not allocated for any particular type of development on the UDP Proposals Map. It is within the Hampstead Conservation Area. It is also within the designated Primary Shopping Frontage.

Policy EN31 seeks to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution.

Policies EN38, 39 & 40 concern listed buildings. There is a general presumption in favour of the preservation of listed buildings, and all applications for Listed Building Consent will be considered having special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. The Council will seek to ensure that listed buildings are used for purposes which make a positive contribution to their fabric, interior, and setting. Proposals for the continued use of buildings for the purpose for which they were originally designed will be particularly welcomed. The Council will seek the retention and repair rather than replacement of structural elements and other original features in a listed building. For replacement work the use of non-traditional materials will be resisted.

The strategic policies to the UDP encourage qualitative improvement of the physical environment through well designed developments that respect the scale and character of the locality (Policies SEN1, SEN2 and SEN3). This is reiterated in Policies EN1 EN4 and EN13 of the Environment Chapter.



Policy EN14 states that development should be sensitive to the scale and character of the environment in terms of 1) landuse and general environmental quality, 2) prevailing architectural style, 3) scale and general proportions of surrounding buildings in terms of bulk, massing height, footprint and plot sizes, 4) impact on existing views; and 5) the established pattern of public highway.

Policy EN22 states that extensions to existing buildings should relate to the form, proportions and character of the building and its setting and have regard to the historic pattern of development in the surrounding area. Extensions should be subordinate to the original building in terms of scale, situation or use of materials and should not dominate neighboring buildings.

Strategic policies to the UDP identify that housing is a priority use for the Borough. The Council seek to protect existing accommodation and secure net additions to the stock where practicable. Policy HG5 encourages the provision of residential floorspace in mixed use buildings. Policy HG8 states that the Council will seek an increase in the amount of land in residential use making full use of vacant or underused sites and buildings. HG12 ensures that developments take account of privacy and overlooking.

HG18, HG19 & HG20 provide guidance for conversion of sub-division existing premises for residential including dwelling mix, number of habitable rooms etc. The Council will consider constraints on a building (such as it being listed) in applying this guidance.

#### **Justification**

Taking account of the above considerations, we consider that the proposal is fully in compliance with the relevant policies of the Camden UDP and should be acceptable for the following reasons:

- 1) The property is a Grade 2 Listed Building which is in need of significant refurbishment both internally and externally. This will ensure that the architectural and historic merit of the building is preserved and enhanced for future years. Therefore, there is an overriding need for the proposed works to meet the objectives of Policy EN38;
- 2) The proposed means of restoration, reconfiguration and extension is sensitive to the historic fabric of the listed building. Features of particular architectural interests will be retained and sensitively restored including the ornate external window surrounds and the internal cornicing and ceiling rose. Other work will be carried out using traditional materials to match the existing. Later unsympathetic alterations such as the external WC and the rear stairway to the first floor will be removed. The historic cellular layout of the upper floors will be retained and the original access to the first floor re-instated. These measures fully address the reason for refusal of the earlier planning application and appeal and are considered to fully comply with policies EN 31 38, 39 & 40.
- 3) The proposed rear extension involves building over the existing first floor terrace. The principle of this was accepted by the Council and the Inspector for the earlier application at the site. It is now proposed to erect a three storey extension in this area which will match the height of the existing building and the adjoining properties. The rear building line will be similar to a number of other properties in the area including the neighboring property (number 9). The materials used will match the existing building (bricks, slate roof and sash windows).

Therefore, the extension will relate to the form, proportions and character of the building and its setting and have regard to the historic pattern of development in the surrounding area. It will be subordinate to the original building in terms of scale, situation and use of materials and will not dominate neighboring buildings. There will be no adverse impact on local amenity by way of overlooking or loss of privacy. The extension will also be

sympathetic to the listed building and the character and appearance of the conservation area. On this basis, the proposal is considered to fully comply with the relevant policies of the UDP.

- 4) The proposal will result in a net addition to the housing stock, providing a mix of unit sizes to meet local demand. The proposed reconfiguration and extension is respectful of the historic fabric of the listed building and the resulting flats will accord with the UDP guidelines. Reinstatement and retention of the original access and cellular layout of the building is a significant benefit of the scheme. The proposal is therefore considered to fully comply with the housing objectives of the UDP.
- 5) The scheme includes dedicated cycle parking facilities to the rear of the premises. This complies with the relevant UDP standards and general sustainability objectives. Dedicated refuse storage facilities are also proposed in a safe and convenient location to meet Environmental Health requirements. Other alterations to the rear of the premises will be an improvement to the existing arrangement. The proposed wall and roof light at the rear of the shop will not be visible from the street.

In conclusion, the proposal involves sympathetic alteration and improvement to this listed building which is a significant planning benefit. The proposed works will preserve and enhance the character and appearance of the Conservation Area and accord with the pattern and scale of the existing built environment. The residential units will comply with the relevant guidelines and there will be no adverse impact on local amenity. Provision of an additional dwelling within the building will contribute to increasing local housing stock in accordance with strategic objectives. On this basis, the applications are considered to fully comply with UDP policies and, in accordance with Section 54A, should be approved.

We would welcome the opportunity to meet with the Case Officer to discuss matters in detail once the consultation period has expired. In the meantime, we look forward to receiving your confirmation that the application has been registered as valid.

Please contact Craig Blatchford or Edward Ledwidge of this office if you wish to discuss matters.

Yours faithfully



**Craig Blatchford MRTPI**  
**Director**  
**On Behalf of Blue Sky Planning Ltd**

Encs

Cc	A Maiden	-	South West Properties (Hampstead) Ltd
	A Muse/R Lever	-	Back Group