

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	03/06/2014
		N/A / attached		<b>Consultation Expiry Date:</b>	01/05/2014
<b>Officer</b>			<b>Application Number(s)</b>		
Hugh Miller			2014/2114/P 2014/2438/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
20 Well Road London NW3 1LH			Refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
<p><b>A:</b> 2014/2114/P - Demolition of existing side extension and replacement with new single storey side extension, including increase height of boundary wall, erection of new smaller dormer windows (east, west and north roof slopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors.</p> <p><b>B:</b> Internal and external works in association with demolition of existing side extension and replacement with new single storey side extension, including increase height of boundary wall, erection of new smaller dormer windows (east, west and north roof slopes), replacement rooflights and repositioning of entrance; plus installation of window and removal of French Doors and staircase.</p>					
<b>Recommendation(s):</b>		Grant Planning permission reference 2014/2114/P			
		Grant Listed Building Consent reference 2014/2438/L			
<b>Application Type:</b>		Full Planning Permission  Full Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p><i>Advertised in local press 17/04/2014, expires 08/05/2014.</i></p> <p><i>Site Notice displayed 16/04/2014, expires 07/05/2014.</i></p> <p>At time of writing no responses were received.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<u><b>Hampstead CAAC: No objection.</b></u>					

## Site Description

No 20 Well Road is the south-west part of a larger building called The Logs which has the address, 17-20 Well Road and 1, 2 and 3 Cannon Lane. The Grade II listed building is a large semi-detached villa that is now subdivided into separate units. The building is of yellow stock brick with red brick and stone dressings, hipped tiled and slated roofs and is of 2 storeys with a 4 storey central tower. No 20 has garden space to the front and side which is substantially (approx. 2m) above the level of Well Road, and has an existing garage entered from Well Road, which is buried beneath a concrete slab within the garden.

The building is within the Hampstead Conservation Area.

## Relevant History

October 2002 – PP granted - External alterations to house including enlargement of conservatory extension and new windows; new garage and entrance doors in boundary wall; and excavations in garden to create new courtyard, underground garage, and entrance path arrangement, (Class C3); ref. PWX0202308.

October 2002 – LBC- granted External and internal alterations to house including new room layouts, lowered 2nd floor level, enlargement of conservatory extension and new windows; new garage and entrance doors in boundary wall; and excavations in garden to create new courtyard, underground garage, and entrance path arrangement, (Class C3); LWX0202309.

November 2010 – permission granted for removal (TPO Ref: 10H) Front Garden: 1 x Cedar of Lebanon – Remove; ref. 2010/4751/T

March 2011 – PP Granted - Enlargement of existing underground garage and alterations including new garage doors, paved path with railings, steps plus landscaping to dwelling (Class C3); ref. 2011/0521/P .

March 2011 – LBC Granted - Enlargement of existing underground garage and alterations including new garage doors, paved path with railings, steps plus landscaping to dwelling (Class C3); ref. 2010/6370/L

### December 2011- PP & LBC Granted

A: 2011/4959/P - Erection of a single storey side extension following demolition of existing side extension and increase in height of adjacent boundary wall to dwelling house (Class C3).

B: 2011/5031/L – Works in association with erection of a single storey side extension following demolition of existing side extension and increase in height of adjacent boundary wall to dwelling house (Class C3).

## Relevant policies

### **LDF Core Strategy and Development Policies**

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving heritage / conservation areas)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

### **LDF Development Policies**

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage / conservation areas)

DP26 (Managing the impact of development on occupiers and neighbours)

### **CPG 2011/2013**

## Hampstead Conservation Area Statement

London Plan 2011

NPPF 2012

### Assessment

#### **Proposal:**

- A: 2014/2114/P - Demolition of existing side extension and replacement with new single storey side extension, including increase height of boundary wall, erection of new smaller dormer windows (east, west and north roofslopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors.
- B: Internal and external works in association with demolition of existing side extension and replacement with new single storey side extension, including increase height of boundary wall, erection of new smaller dormer windows (east, west and north roofslopes), replacement rooflights and repositioning of entrance; plus installation of window and removal of French Doors and staircase

The main issues concern **a]** design; **b]** the extension impact on the appearance of the Grade II listed building and on the character and appearance of the conservation area and **c]** trees and **d]** neighbour amenity.

#### **Design**

There is an existing timber framed glazed single-storey conservatory extension of irregular footprint with dimensions of approx. (2.2m depth x 3.6m width x 3.2m height at the ridge); 7.8sqm floor area. It is located at the rear and abuts the boundary / garden wall (3.3m high) with nos.17-19 Well Road. The replacement single storey extension has an irregular footprint with an increase its width, depth and height approx. 600mm and its floor area measure approx. 31.9sqm. The replacement single storey extension also comprises timber frame and glazed, hipped roof and is the product of the original supplier of the existing conservatory extension. Except for the increase in height of the brick boundary/ garden wall with nos.17-19, the proposed extension height would be discernable. Notwithstanding, in terms of design, scale and proportions, it remain subordinate to the host building and would not impact on any architectural features of interest or harm the appearance of the historic fabric of the listed grade II host building and is acceptable.

The octagonal Hall with symmetrical sash windows was approved in 1987. The proposed swap includes matching designed windows as replacement for existing main entrance, also French doors and new entrance for the octagonal Hall to give the door more emphasis and provide a better layout for the internal space. The proposal is therefore only for minor changes to the side extension that are invisible from the road and will no impact on the fabric of the main building.

The rear garden measures approx.200sqm and given its size, it is not considered that the proposed replacement extension would have any discernable impact on the garden amenity space and is acceptable. Additionally, the southern garden boundary is at a higher level to Well Road and the shrubbery boundary treatment provide a permanent screen from view of the garden space and the replacement conservatory extension would not be visible from the public realm and is satisfactory.

#### Roof alterations

5 dormer windows and 2 rooflights are proposed. On the west side, 2x dormer windows would replace the existing overly large scaled and visually prominent dormer window; whilst 3 additional dormers are propose two on the east side and single dormer to the north side. The modest sized replacement dormers replicates those find in neighbouring street and are subordinate with the roofscape as they would set below the ridge line also above the roof eaves in accordance with CPG guidelines. The

proposed dormers will improve considerably the appearance of the host building as it is seen from the street and from other surrounding buildings.

The proposed conservation/ heritage rooflights comprises 1x replacement (south side) and 1x new to the north side. Both are considered acceptable in terms of size and location. Generally, the proposed roof alterations would not harm the appearance or historic fabric of the host building or the character and appearance of the conservation area. The proposal is in compliance with policies DP24 & DP25.

### Internal alterations

Internally, the staircase and the wall dividing the main room and pantry were created during the 1950's conversion. The proposed works would realign the dividing wall to better proportion the main room and allow the chimney breast to be more centred in the space, as would have been the original late 19th plan form. The existing softwood staircase was not original to the Main Building and dates from the separation of the building into separate dwellings. The proposed new staircase will be of traditional construction with a hardwood handrail and meet current Building Regulations which it currently fails to do and is considered satisfactory.

Second Floor: See design assessment above regarding the replacement dormer windows.

First Floor: The ceiling of the first floor would need to be lowered by 3245mm (existing 3.6m) to provide sufficient headroom within the second floor attic storey and this considered acceptable.

The floor to ceiling height of the first floor would change from 3800mm high to 3300mm. This would be the same height as the ceiling of the existing bay window at first floor level.

This is considered to still be very generous height and would retain the hierarchy of the floor as the ground floor would remain 4200mm high and the second floor would become mean height of 2.1m

The lowered floor would not result in the loss of historic cornice at first floor level as non-exist on site. The ceiling would be replaced in a like for like manner. This will be dealt with by way of condition

### Impact on Trees

As with the previous unimplemented scheme of December 2011 (see history section above), the proposed extension would cause the loss of one (Pine) tree and may harm a neighbouring Beech. Officers do not consider Pine tree to be worthy of protection/retention and therefore raise no issue with its removal. It is also noted that the replacement extension would be located in close proximity to a Beech tree. To date no details of the steps to be taken to protect this tree during construction works have been provided. It is considered that a condition should be added in order to ensure this tree is protected during the works. In addition an informative is recommended to be added to remind the applicant of the need to plant a replacement for the tree lost in the November 2010 tree application (see relevant history).

### **Amenity**

The bay - windows at ground level rear at nos. 17-19 are orientated due north-west. The existing extension abuts the boundary/ garden wall with nos.17-19 and is located away from the habitable rooms at nos. 17-19.

The proposal although of a larger footprint would extend due north –west away from the windows at nos.17-19 and it does not comprise any windows on the north elevation; it being the boundary wall. It is acknowledged that the increased height of the boundary/garden wall to accommodate the replacement extension is likely to be more visible, but no significant additional harm would be caused in terms of outlook and overlooking and its visibility would be limited to the views from the garden amenity space and not from the habitable rooms due to the acute angle of view. Thus, it is considered that the replacement extension would not cause any significant harm to the amenity of neighbouring

occupiers in terms of overlooking or loss of privacy; neither would it cause a significant loss of sun/daylight or harm outlook or views and is therefore acceptable on amenity grounds. The proposal is compliant with LDF DP26.

### Conclusion

It is considered that the proposed works will not be harmful to the historic fabric or character of the listed building or the character and appearance of the Hampstead conservation area and is in accordance with policies LDF CS14 and DP25. A condition will seek to protect the tree adjacent to the proposed extension, there is no objection to the loss of one tree and residential amenity is not envisaged to be significantly harmed.

**Recommendation:** Grant planning permission and listed building consent.