

Delegated Report		Analysis sheet		Expiry Date:		05/12/2013	
		N/A / attached		Consultation Expiry Date:		14/11/2013	
Officer				Application Number(s)			
Sally Shepherd				1. 2013/4860/P 2. 2013/4866/L			
Application Address				Drawing Numbers			
16 New End Square London NW3 1LN				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. Erection of single storey garden link building with rooflight at rear ground floor level to dwelling house (Class C3). 2. Internal and external alterations in connection with the erection of a single storey garden link building with rooflight at rear ground floor level to dwelling house (Class C3).							
Recommendation(s):		1. Refuse Planning Permission 2. Refuse Listed Building Consent					
Application Type:		1. Householder Application 2. Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 16/10/2013 to 06/11/2013 A press notice was published in the Ham & High on 24/10/2013 No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Hampstead CAAC objected to the application on the following grounds: <ul style="list-style-type: none"> • loss of green space • the proposed link is unnecessary to link the garden room and results in overdevelopment of the site 					

Site Description

The application site is an early 18th century three storey terrace property with a roof extension situated on the west side of New End Square. It is used as a single dwelling house (Class C3).

The site is located in Hampstead conservation area and is Grade II listed.

Relevant History

8703299 & 8770426 – Planning permission and listed building consent granted on 19/05/1988 for erection of a roof extension for residential purposes

PW9702150 & LW9702151 – Planning permission and listed building consent refused on 11/06/1997 for erection of a mansard roof extension. Reason for refusal: The proposed extension, by virtue of its design and location would have a detrimental impact on the appearance of this building and the terrace, of which this house forms part, and on the character and appearance of the Hampstead Village Conservation Area.

Enforcement history:

EN14/0172 – Enforcement investigation opened in February 2014 regarding internal works and installation of uPVC windows without planning permission or listed building consent.

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2013

CPG1 (Design) – Chapters 4 & 5

CPG6 (Amenity) – Chapter 6 & 7

Hampstead Conservation Area Statement 2002 – All, but in particular page 62

Assessment

Proposal

Permission is sought to erect a single storey rear extension which would link the existing closet wing of the main house to the existing garden building. The extension would measure 3.7m (d) x 2.10m (w) x 2.6m (h) and would include a large lantern style roof light which projects by 0.5m from the roof. The northern elevation facing the garden would consist of glazed panels and timber double doors to access the garden.

Assessment

The main planning considerations material to the determination of the application are:

- Impact on the listed building and Hampstead conservation area
- Design

- Impact on neighbouring amenity

Impact on the listed building and Hampstead conservation area

Camden Planning Guidance 1 (para. 4.10) states that extensions must retain the open character of existing garden amenity and respect and preserve existing architectural features. The Hampstead CA statement (para. H31) refers to rear infill extensions, stating that the infilling of yards and rear spaces between buildings will generally be unacceptable.

The main house dates from the early 18th Century and the existing closet wing appears to be original. The garden building was added to the site between 1914 and 1935 in its current form and location. No justification for the works or assessment of the value of the garden structure has been provided as part of the application. It is considered that the principle of an extension which would combine the main house with the existing garden building is unacceptable as it would reduce the ability to appreciate and recognise the form, scale and character of the original Georgian house. Linking the two buildings would also result in the loss of the existing window of the garden building which is original (the garden building is listed as it was part of the site before it was listed in 1974). Combining the two existing buildings would harm the special interest of the listed building and the character and appearance of the Hampstead conservation area, contrary to policies CS14, DP24 and DP25 of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.

Design

Camden Planning Guidance 1 (para 4.10) states that rear extensions should respect and preserve the original design and proportions of the building, including its architectural period and style. Irrespective of the principle of the extension, the design itself is considered to be acceptable.

Amenity

The proposed extension would project above the existing wall by 1.4m and above the existing wooden trellis which sits above the wall by approximately 0.75m. The nearest neighbouring window is located to the south of the application site and so the proposed extension would not have an impact on sunlight levels. The extension could have an impact on outlook from the rear ground floor windows of no. 18 as it would fill in the gap between the existing buildings, however this would not be significant enough to warrant a reason for refusal.

Drawing discrepancies and unauthorised works

Following a site visit, it was discovered that the existing and proposed drawings of the rear façade are inaccurate. The rear first floor window and second floor landing window are drawn as 3 over 3 when they should be 6 over 6.

It would appear that unauthorised works have been carried out without consent. This appears to include the creation of a large opening between the rear room and the lobby at ground floor level and the replacement of two original timber windows with aluminium/uPVC windows on the ground floor closet wing. These possible breaches are being investigated by the Council's enforcement team (case reference: EN14/0172).

Recommendation

1. Refuse Planning Permission
2. Refused Listed Building Consent