

Delegated Report		Analysis sheet		Expiry Date:		12/02/2014	
		N/A / attached		Consultation Expiry Date:		06/02/2014	
Officer				Application Number(s)			
Fergus Freaney				1) 2013/8140/P 2) 2013/8315/L			
Application Address				Drawing Numbers			
18 Well Road London NW3 1LH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to ground floor level front windows, including installation of new side window and new rear garden door, and re-landscaping of garden.							
Recommendation(s):		1) Grant Planning Permission; 2) Grant Listed Building Consent					
Application Type:		1) Householder Application 2) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 10/01/2014 – 31/01/2014 Press notice: 16/01/2014 – 06/02/2014 No comments received					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC – Object/Comment “We question the addition of the rear single door, as there are already two French doors to the rear ground floor” <i>Officer comment: The scheme has been revised to alter the design of the door to make it relate better to the host building, and additional door will also be installed on the other side of the bay to retain symmetry. This is considered to be acceptable and does not harm the character or special interest of the building.</i>					

Site Description

The site is located at the corner of Well Road and East Heath Road. It comprises a large multi-storey Victorian villa with large bay windows and turrets. The building is subdivided into large flats. The site is a Grade II Listed Building and is located within the Hampstead Conservation Area.

Relevant History

No recent relevant history

Concurrent cases

2013/8134/P - Single storey rear extension, including installation of new rear door at garden level and re-landscaping of garden. *Decision pending*

2013/8312/L - External and internal alterations in connection with a single storey rear extension, including installation of new rear door at garden level, and landscaping in rear garden. *Decision pending*

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 our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)

Hampstead Conservation Area Statement

NPPF

Assessment

Proposal:

The following is proposed:

- Removal of concrete plinth below side windows at front elevation and enlargement of windows
- Installation of two doors at the side of existing bay window at rear elevation
- Various internal works to include alterations to fireplaces, installation of new kitchen, new staircase to mezzanine and installation of new internal uplighting

Assessment:

The property was originally built in 1868 by JS Nightingale with wings added in 1876. Originally it was a large detached villa (The Logs) but in 1951 it was divided into six maisonettes. The list description makes little reference to the interior although it does make reference to Minton tiles, serpentine and Plymouth rock with the interior of the tower featuring a good oval staircase.

Unfortunately the planning history of the building does not reveal much in terms of changes which may have taken place to the interior of this part of the building and Pevsner's guide only makes reference to "the grand central staircase". However a thorough Heritage Statement has been provided which greatly aids the assessment of the scheme.

The works proposed consist of the insertion of additional windows into the façade and the internal alterations. The works were discussed at pre application stage in 2013 and have been revised as a result of advice given.

External works

At the front elevation it is proposed to enlarge the side windows on the canted bay window to allow more light in. These have historically been altered with a crude concrete infill, possibly at the time of conversion and therefore such works are considered to be acceptable.

At the rear it is proposed to insert two glazed doors at each side of the projecting bay. Previously there was an opening in the location of one of the proposed windows which served as a store. Following advice an additional door was added on the other side of the bay window to retain symmetry and the design of the doors was revised to ensure a more in-keeping appearance. This aspect of the scheme is now considered to be acceptable and does not affect the character or special interest of the building.

Internal works

In the front room it is proposed to re-work mezzanine which will be brought slightly further forward but will be cut back next to the proposed windows and the staircase will be moved. No objection is raised to this which does not significantly alter the perception of this space. The floor to the front part of the room will be lowered but this will match the rear part which has been previously lowered when the mezzanine was inserted. As a result the quality of space will be improved by better connecting the front and rear spaces which appear disparate at the moment,

Presently three windows have been inserted into the entrance vestibule to provide natural light into the kitchen. These are somewhat crudely inserted into the arched openings. The proposed windows infill the entire arch and create a much better appearance than the existing.

A new entrance portal is created into the kitchen. The pattern of the tiles floor is abruptly cut off at this

point and there is the outline of an opening or recess in the adjacent wall which suggested that there was originally an opening in this position. Although the portal would be a modern addition this fits in with the somewhat eclectic character of the interior.

The fireplace in the hall was installed by the present owner in the 1980s and therefore there is no objection in principle to its relocation.

In the rear room it is proposed to remove the existing bookcase and cupboards which historic plans show are non original. Additionally the lower section of cornice in with hollow crosses in is to be removed but this is clearly non original.

It is unclear as to the exact date of the fireplace in the rear room. The interior of the building is eclectic which fits in with the date of the building when several revival styles were in vogue. It is noted that the building is predominantly Victorian Gothic but other styles are evident also. The fireplace and hood are in keeping with the ceiling which have a Baronial feel and therefore it is likely that the fireplace is original and as such it will be retained

Summary

The proposal is considered to be acceptable, the works represent minor alterations to mostly non-original fabric. Any alterations to original fabric are modest and well-considered and do not harm the character or special interest of the building.

Recommendation: 1) Grant Planning Permission; 2) Grant Listed Building Consent