

Delegated Report		Analysis sheet		Expiry Date:		01/09/2014	
		N/A		Consultation Expiry Date:		1) 31/7/14 2) 7/8/14	
Officer				Application Number(s)			
Alan Wito				1) 2014/3628/P 2) 2014/3766/L			
Application Address				Drawing Numbers			
11 East Heath Road London NW3 1DA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition of existing conservatory and replacement with a new enlarged, orangery in the same location including changes to an existing modern external door at the rear of the property and replacement with new timber frame French doors to match the adjacent, single storey timber extension to garden room store.							
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notices were put up on 9/7/14 and 14/7/14 and press notices published on 10/7/14 and 17/7/14 for the planning permission and listed building consent. No responses were received as a result of this.					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC was notified of the application but no response has been received back.					

Site Description

The application site comprises the Grade II listed Foley House, which is three storeys and basement in height and dates from c1771. It also includes later additions, is fully detached and is set back from the East Heath Street frontage behind a high brick wall. The building is set within extensive gardens (to the south-west of Foley House) and also includes an associated listed porch (on the East Heath Road frontage), listed stables (to the south of Foley House) and a listed garden wall (to the south-east of Foley House).

The rear garden is designated within the UDP as being a private open space (East Heath Open Space) and also includes a tennis court (adjacent to Well Walk), a small pond, and a detached garage building on the north-west corner of the site. The garden area also includes areas of hard and soft landscaping, with a number of semi-mature and mature trees.

The application site is also within Hampstead Conservation Area, an area of archaeological priority and adjacent to a designated area of public open space (Hampstead Heath).

The surrounding area is predominantly residential, together with Hampstead Heath to the north-east of the site. To the north-west of the site is the Grade II listed No's 17-20 Well Road (The Logs), which is a part-two, part-four storey detached villa that has been sub-divided, set back from Well Road and behind a listed wall. To the south-west of the site is No. 15 Well Road, which dates from the latter part of the 20th century. It is a modern brick and timber two storey building, with low pitched roofs covering a large footprint.

Relevant History

8905764 and 8970992 - Restoration of house and stables including new brick boundary walls new front garden steps and new conservatory. Granted Planning Permission and Listed Building Consent 1/8/1990.

9200280 - The erection of double garage on Well Road frontage and the erection of a new brick wall on the East Heath Road frontage. Granted Planning Permission 03/09/1992.

9270062 - The erection of double garage on Well Road frontage and the erection of a new brick wall on East Heath Road frontage behind the existing railings. Granted Listed Building Consent 03/09/1992.

2008/4010/P - Erection of two storey ancillary building for work/studio space in connection with main dwelling following demolition of existing garage. Withdrawn 20/11/2008.

2008/4057/C - Demolition of existing garage. Withdrawn 20/11/2008.

2009/2777/P & 2009/2780/C - Erection of two storey ancillary building for work/studio space in connection with main dwelling following demolition of existing garage – granted (PP subject to S106) 31.03.2012

2012/2508/L - Alterations and repairs, including the installation of x6 rooflights on the east and west upper roof slopes, levelling of the first floor and addition of a partition wall and a door on the ground floor of existing dwelling house (Class C3). Granted 10/7/2014

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

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

Hampstead Conservation Area Statement

NPPF 2012

Assessment

Heritage

The main issue for this application is the effect of the development on the special interest of the grade II listed building and on the character and appearance of Hampstead Conservation Area.

The existing conservatory is a modern structure which was approved in 1990 and therefore its removal would not result in the loss of any historic fabric. Although the replacement conservatory would be slightly larger in terms of footprint than the existing, in terms of its scale it would still be clearly subservient to the host building. It is positioned so that it does not overlap with the original house of the building and only covers a later side wing.

It is constructed from timber with a brick plinth and takes on the appearance of an orangery. Both the materials used and the design are appropriate to the building.

To the west of the building a new timber enclosure is to be provided for garden storage. The structure is a single storey in height and set back from the rear building line so that it does not compete with the host building. Although it would be modern in appearance the simple design and use of timber are appropriate to the garden setting.

A non original door is to be replaced at ground floor level with single glazed timber doors which will match house and would therefore provide a more consistent fenestration pattern on this part of the building.

Private open space

Policy CS15 generally resists development on open spaces designated in the LDF. However paragraph 15.6 of the core strategy does make exemptions where development is ancillary to the use taking place on the land and for which there is a demonstrable need. Additionally it states that extensions should be proportionate to the size, including volume, of the original building.

The extension covers 35m² (the existing conservatory covers 25m²) and covers only a negligible area of the rear garden to the property (which is over 1500m²), let alone the overall size of the entire area of the private open space. The impact of the development will not appreciably erode the sense of openness which the private open space provides. Its use would be ancillary to the residential use of

the building. Therefore the proposed development is considered to comply with the requirements of policy CS15.

Amenity

It is considered that the proposed developments and alterations would not have a detrimental impact on the amenity of any neighbouring occupiers or residents in comparison to the existing situation. The new conservatory/orangery would be only marginally closer to the nearest residential property at 27 Well Walk which is still over 30 metres away.

Recommendation

The proposed extension is considered to comply with LDF policies. It preserves both the special interest of the listed building and the character and appearance of the conservation area, therefore it is recommended that both planning permission and listed building consent is granted.