

Delegated Report		Analysis sheet	Expiry Date:	20/08/2014
		N/A / attached	Consultation Expiry Date:	14/08/2014
Officer			Application Number(s)	
Jonathan McClue			2014/4156/P 2014/4324/L	
Application Address			Drawing Numbers	
Inverforth House North End Way London NW3 7EU			11155/01 Rev A; 02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 07 Rev B; 08 Rev B; 09 Rev B; 10 Rev A; 11 Rev C; 12 Rev B and Environmental Noise Survey & Plant Assessment.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of 4x plant units at ground floor level, replace 1st floor glazed roof with lead roof and 5x rooflights, and installation of rooflights and associated lift overrun at main roof level.				
Recommendation(s):	Grant planning permission Grant listed building consent			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p><i>Conservation and Urban Design Officer:</i> Approval was recommended as the works are not considered to harm the significance of the listed building:</p> <ul style="list-style-type: none"> - the basement steps to be replaced do not appear to be original and it is unlikely that they are in their original position - the internal alterations avoid historic material - roof replacement acceptable as not replacing non-original elements and would be concealed from view - air conditioning units hidden behind existing and proposed vegetation and inside camouflaged acoustic boxes. They are not within a public area and are beneath the applicant's windows. Revisions were sought to sink them 150mm into the ground <p><i>Noise Officer:</i> The submitted acoustic report is satisfactory and given the air units close location to the residential façade no objections are raised. A condition relating to a post installation noise assessment is recommended.</p> <p>Comment: The condition has been added as requested.</p>					
CAAC/Local groups* comments: *Please Specify	None received					

Site Description

Lawn House is an independent unit within a large house, Inverforth House, which was given consent to be converted from a hospital into nine residential units in 1995 ref: 9400865/R1. It contains a historic colonnaded marble hall and three good rooms: the blue media room (south), a green room (central) and a panelled room (north). The remainder – the kitchen, the stair hall, the mezzanine and the first floor are modern interiors within a historic brick envelope, with a modern concrete flat roof.

The building is listed at grade II and makes a positive contribution to the Hampstead Conservation Area.

This application was subject to pre-app (2014/3052/PRE).

Relevant History

9400865/R1:

Planning permission was granted for the change of use from a hospital to 12 residential units and a porters lodge on 18/05/1995.

P9602845:

Planning permission was granted for two swimming pools in the existing underground cellar on 22/11/1996.

2014/3052/PRE:

Pre-application advice was sought for the proposed development. The proposal was considered acceptable subject to justification that the altered elements are non-historic. It was stressed that the roof, lift apparatus and rooflights should not be visually prominent from the adjacent property's roof terrace.

Relevant policies

NPPF

London Plan

LDF Core Strategy and Development Policies

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

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

CS14 (Promoting High-Quality Places and Conserving our Heritage)

Assessment

Proposal

Planning permission is sought for internal and external works to the listed building. Each element will be assessed below. Evidence has been submitted by way of a Heritage Statement to justify that all the amended elements are non-original and would not lead to a significant level of harm to the listed building. In addition, a Construction Plan has been submitted along with a noise assessment report.

Basement

The applicant intends to alter a basement stair to the north to reduce its pitch. This would result in the loss of the landing behind the panelled door to the north west with the stair door instead punching through into the kitchen. The steps do not appear to be original and it is unlikely that they are in their original position. Therefore, the proposed works are acceptable.

Ground floor

A platform is proposed in the blue media room and a curved staircase in the hall. A lift would be inserted in a room leading off the hall. Alterations are proposed to a small wooden mezzanine within the study. A new main stair is proposed. It is proposed to alter partitions in the kitchen. Alterations are proposed to lavatories leading off the colonnaded hall. The proposed internal alterations avoid historic material and would not harm the significance of the listed building.

Mezzanine

It is proposed to replace a glazed roof with a lead one, converting a first-floor conservatory into a bedroom. Overall, the proposed alterations do not affect historic material and would not harm the significance of the listed building. The clerestory windows to the dining room would be obscure glazed on the bedroom side to enable their continued function and legibility as windows.

First floor

The works involve the rearrangement of internal partitions. No historic material is affected at this level and the proposal is acceptable.

Roof

It is proposed to replace the concrete roof at a slightly higher level (450mm) to allow the downstand beams to be incorporated and to insert rooflights. The replacement of the glazed mezzanine roof with a lead roof is acceptable. The roof light slots would allow light to reach the clerestory dining room windows and indicate presence of modern material. The roof to be replaced is non-original and the replacement flat roof would be concealed behind balusters. It is therefore considered acceptable.

Air Conditioning Units

Air conditioning units are proposed (Mitsubishi PUMYP140YKM) that would be located within Environ Acoustic Enclosures that would camouflage the units and act as a noise barrier. They would be located in a non-public area and are beneath the applicant's own windows, sunken 150mm into the ground and hidden behind existing and proposed vegetation. They are therefore unlikely to harm the special interest of the listed building.

On the basis of the submitted noise assessment report and the comments from Environmental Health, it is not considered that the units would lead to any undue harm by way of noise or general disturbance.

Residential Amenity

Due to the nature of the works and the above considerations, it is not considered that any of the

external elements would materially harm the living conditions of the surrounding occupiers.

Conclusion

In summary, the proposed works are considered to preserve the building's special architectural and historic interest and the character and appearance of this part of the Hampstead Conservation Area. The relevant local and national policies are met, and therefore the applications are recommended for approval.