

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/11/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan McClue				2014/5530/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
25-26 Hampstead High Street London NW3 1QA				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>							
External alterations in association with the residential conversion of the building following recent prior approval application for the change of use from office (Class B1a) to residential (Class C3) (LPA Ref: 2014/0609/P, dated 14 March 2014).							
<b>Recommendation(s):</b>		Grant Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	20	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site Notice displayed on 26/09/2014. Advert in the Ham & High on 02/10/2014.  No responses received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Hampstead CAAC consulted and no response received.					

## Site Description

This application relates to a five storey building (with basement) located on the northern side of Hampstead High Street. The host building has a bank (A2) on the ground floor with offices above which have recently been subject to a prior approval application for conversion into residential flats (see history below). The building benefits from a large roof extension.

The application building is not listed but it lies within the Hampstead Conservation Area adjacent to listed structures at 24 and 27. Within the Hampstead Conservation Area Statement the roof extension to the host building is considered to be an element that detracts from the conservation area.

## Relevant History

**2013/7113/P:** Change of use of the upper floors of the above property from B1(a) office to C3 Residential to create 5x 2 bedroom dwellings (Prior Approval). Refused 27/12/2013

**2014/0609/P:** Change of use from office (Class B1a) to residential (Class C3) comprising 5 x 2 bed flats (Prior Approval). Granted 14/03/2014

**2014/6270/P:** External alterations in association with the residential conversion of the building following recent prior approval application for the change of use from office (Class B1a) to residential (Class C3). Currently under consideration and includes some of the works proposed here.

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

### Camden Planning Guidance 2013

CPG1 (Design)

### Hampstead Conservation Area Statement

## **Assessment**

### **Proposal**

Planning permission is sought for external changes to the host building. The proposal includes replacement windows at first, second, third, fourth, fifth and roof level. It is also proposed to construct a small glazed extension on the side elevation to accommodate a new flight of stairs between fourth and fifth floor level. The replacement windows would be PPC aluminium framed.

The existing sash and casement windows on the first, second and third floor of the front elevation would be retained and no changes are proposed to the ground and basement floors. The main issues to assess here are the proposal's impact on the design of the host building and the character and appearance of the Hampstead Conservation Area.

### **Replacement Windows**

All of the windows on the rear elevation would be replaced. The existing windows form part of an incongruous rear concrete extension which detracts from the appearance of the building and causes harm to the character and appearance of the Conservation Area.

The glazed structure on the fourth and fifth levels of the front elevation would be replaced with new windows and would be clad with a curtain wall system. This element of the host building is considered to be an unattractive feature with the proposed materials offering an improvement.

On the side elevation at fourth and fifth floor level five smaller windows would be replaced with PPC aluminium tilt and turn windows.

At roof level it is proposed to remove three existing rooflights and replace with one new frameless glass rooflight. It is also proposed to introduce one new rooflight above the new flight of stairs. These elements are considered to be acceptable in appearance and would not be visually prominent from public or private views.

All of the above alterations would take place to elements that detract from the building. The proposed materials are considered to be an improvement over the ones they would replace. Overall, these works would improve the appearance of the building and result in the enhancement of the Hampstead Conservation Area.

As the windows are not being increased in size or number, it is not considered that issues relating to overlooking or a loss of privacy would result.

### **Glazed Extension**

At the fourth level an existing spiral stair and Perspex structure would be removed and replaced by new stairs leading up to the fifth level. The proposed structure would be a frameless glazed extension visible on the side and rear elevations. The elements to be removed are of no architectural merit and the proposal is considered to enhance this area of the building which is visually prominent from Gayton Road.

The proposal is not materially larger than the structure it would replace and would not cause any undue harm to the living conditions of the nearby occupiers by way of a loss of light or outlook.

### **Conclusion**

The original and attractive elements of the building would be retained with improvements being made

to the appearance of parts of the building which currently severely detract from it. Overall, it is considered that the development would improve the appearance of the host building and result in the enhancement of the Hampstead Conservation Area.