

Delegated Report		Analysis sheet		Expiry Date:		01/12/2014	
		N/A / attached		Consultation Expiry Date:		20/11/2014	
Officer				Application Number(s)			
Jonathan McClue				2014/6270/P			
Application Address				Drawing Numbers			
25-26 Hampstead High Street London NW3 1QA				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
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), including: replacement windows, removal of rear fire escape, replacement balconies and construction of footbridge linkage from rear yard area to rear elevation ground floor access and new fence. Construction of a roof terrace area at first floor level.							
Recommendation(s):		Grant Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Advertised in the Ham & High on 30/10/2014 Site Notice displayed from 24/10/2014 <i>Occupier at 4 Ferncroft Avenue comment:</i> The resident stated that they would have liked to have seen a greater improvement in terms of materials and fabric alterations proposed to the retained structure to enhance the visible elevations.					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC consulted on 21/10/2014 and no response has been 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 and incongruous rear additions (including a concrete fire escape) that are visually prominent from Gayton Road and other nearby streets.

The application building is not listed but 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

2014/5530/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) (LPA Ref: 2014/0609/P, dated 14 March 2014). Granted 29/10/2014

Relevant policies

LDF Core Strategy and Development Policies

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)
DP29 (Improving access)

Camden Planning Guidance 2013

CPG1 (Design)
CPG6 (Amenity)

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; a small glazed extension on the side elevation to accommodate a new flight of stairs between fourth and fifth floor level; the removal of a rear fire escape; new balconies on the second to fifth floors; a first floor terrace with privacy screen; the construction of a footbridge linkage from the rear yard area to the main building and a replacement fence and gate to the rear.

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 of the building. 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 and whether the living conditions of the adjoining occupiers would be materially harmed.

It is noted that the replacement windows and glazed extension have been approved under 2014/5530/P.

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.

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 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 existing Perspex structure would be removed. 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.

Removal of Rear Fire Escape and New Balconies

The rear concrete staircase would be removed and in its place lightweight steel balconies would be installed with a glass balustrade. The existing staircase is an incongruous addition which significantly detracts from the appearance of the building and the Conservation Area. It is considered that both would benefit from its demolition and the proposed balconies would have a smaller footprint and mass

resulting in the enhancement of the Hampstead Conservation Area.

The new balconies would be accessible from the flats on floors 2-5. Due to their size (3.87sq.m) it is not considered that a materially harmful level of noise or general disturbance would result from their use. In terms of overlooking it is not considered that the impact would be significant. The balconies are setback from the side (south facing) elevation and due to their location and orientation in relation to the neighbouring residential properties at 23 and 24 Hampstead High Street, it is considered that it would not be possible to view into the rear windows of those properties to a level that would result in any undue harm by way of a loss of privacy. The rear elevation of the new dwelling under construction at Vine Cottage on Gayton Road (ref: 2009/1622/P) would be visible from the proposed balconies. These windows serve non-habitable rooms including bathrooms and circulation space. No other properties would be detrimentally affected as they either have blank elevations or have a large setback from the host property.

First Floor Rear Terrace

A decked terrace is proposed to the rear of the first floor flat. It would include balustrade posts with timber infill panels at a height of 1.7m to prevent overlooking and to ensure that the terrace is not overlooked itself. The proposed scale of the development and the materials used would be acceptable and it would be unlikely to result in any detrimental impacts to the surrounding occupiers.

Footbridge

The proposed footbridge would extend from the rear car park over an existing accessway and would lead to the ground floor entrance to the flats. It would be constructed out of galvanised steel with infill timber panels to match other developments on the site and would not be visible from within the public realm.

In terms of amenity impacts the footbridge would be constructed higher than the lower ground floor level windows at Vine Cottage on Gayton Road and the adjacent commercial windows of the host building. It is again noted that the windows on the rear elevation of Vine Cottage do not serve habitable rooms. Therefore, the proposal would not result in any harm by way of a loss of outlook or overbearing effect to the surrounding properties. This area of the property is already used to access the building and would be the only entry and exit point for the residential flats. The proposal would improve access for the prospective occupiers whilst not resulting in any undue harm to the neighbouring properties by way of noise, general disturbance, overlooking or a loss of privacy.

Replacement Fence and Gate to the Rear

The existing rear fence is a steel and Perspex structure with a sliding gate of poor quality and construction. It would be replaced by a galvanized steel structure with boarded timber infill panels at the same height as existing. The proposal would result in a visual improvement and enhancement of the Hampstead Conservation Area.

Conclusion

The above proposals are considered to improve the appearance of the building on the side and rear elevations and result in the enhancement of the character and appearance of the Hampstead Conservation Area. The proposed works are not considered to result in any undue harm to neighbouring occupiers. On this basis, approval is recommended.