

Delegated Report		Analysis sheet	Expiry Date:	05/11/2014
		N/A / attached	Consultation Expiry Date:	16/10/2014
Officer			Application Number(s)	
Carlos Martin			2014/5721/P	
Application Address			Drawing Numbers	
53 Gayton Road London NW3 1TU			Refer tod raft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of extension to create additional storey.				
Recommendation(s):	Refuse planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	01	No. of objections	00
			No. electronic	01		
Summary of consultation responses:	<p>Press notice published from 25/09/2014 to 16/10/2014 Site notice displayed from to 25/09/2014 to 15/10/2014</p> <p>1x support letter from no. 52 provided by the applicants; and 1x comment: <i>We regret this application and the implied application for the next door property but appreciate that many of the houses in Gayton Road have been added to in this way. However it is NOT the case that all Gayton rd properties apart from 53 and 52 have roof extensions. They do not, so the precedent is partial not total.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>Hampstead CAAC: No response.</p> <p>Heath & Hampstead Society: objects <i>Gayton Road is one of Hampstead's less interesting streets, due its length and uniformity, bordering on monotony. No 53, and its neighbour No 52, are the exceptions to the rule, Due to their lower height, and other architectural differences, they provide a welcome break to the street's monotony, and we must oppose this application on the grounds of its degrading of the character of the Conservation Area.</i></p> <p><i>The architecture of these two houses, plainly built as a pair, is distinctive, apart from their lower height, especially in their pair of charming dormer windows. This is a feature not repeated elsewhere in Gayton Road, their loss would lead to distinct harm to the CA. (We note that the applicant states that No 52 is considering a similar extension)</i></p> <p><i>Nos 52/53 are noted in the Conservation Area Statement as contributing to CA character—in other word, are locally listed. This proposal would damage that character, reinforcing the street's boring uniformity , and we ask for refusal.</i></p>					

Site Description

The site falls within the Hampstead Conservation Area and is identified as a building that makes a positive contribution to the conservation area. It is a two storey mid-terrace dwelling house with basement and attic. This site is not listed.

Relevant History

2004/2277/P: Planning permission for erection of new rear conservatory at upper ground floor level to replace existing, plus replacement of rear 2nd floor window with door, raising of the parapet of the existing rear extension and erection of railings to create a roof terrace at rear second floor level, plus insertion of flank window at lower ground, upper ground and 1st floor level. **Granted** 19/07/2004.

9300677: Planning permission for erection of a rear extension at 2nd floor roof level and the creation of a new terrace with railings at ground floor rear level. **Granted** 13/08/1993

9360082: Conservation Area Consent for the demolition of the roof and dormer windows at the rear and the rear ground floor extension. **Granted** 13/08/1993

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies

LDF Core Strategy (2010)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance

CPG1 (Design) 2013

CPG6 (Amenity) 2011

Hampstead Conservation Area Statement 2001

Assessment

Proposal

Planning permission is sought for the erection of an additional storey to create additional living space to this single dwelling house. The works involve removing the existing pitched roof and single front dormer and adding the new floor with a flat roof. The front elevation would continue the pattern of the neighbouring property at no. 51 with matching gault brickwork, cornice and a mansard roof. The mansard would feature a pair of dormers with sash windows aligned with the existing sashes below. The rear would feature a sheer elevation with two timber casement windows and would be built with brickwork to match.

Main planning considerations

The main issues for consideration are the impact of the proposal on the character and appearance of the building and the conservation area generally and its impact on the amenity of neighbours.

Design and conservation

The application site is one of a pair of twin properties built on the south side Gayton Road. On the opposite side of the road, nos. 3 to 8 are similar to this pair in height and design. The rest of the terrace is predominantly 3-storey properties with butterfly roofs, most of which have been extended with mansard additions, including no. 51, which was extended in 2011. The twin properties of nos. 52 and 53 retain their original pitched roofs at the front, although they both feature flat rear elevations which would appear to be later additions.

The applicants have stated that the owners of no. 52 wish to carry the same works if the current application is successful.

The proposed materials and overall design is considered to be in keeping with the predominant style of this part of the Hampstead Conservation Area insofar as the property would mimic the facades of the 3-storey properties to the north (nos. 39-51), which have similar stuccoed bay windows, strong cornices and mansards additions with twin dormers. However, consideration needs to be given to the character and appearance of the area as a whole. The Hampstead Conservation Area Statement advises that "*Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the conservation area*". The variety of spaces is therefore one of its major characteristics. The Hampstead Conservation Area Statement goes on to advise that Gayton Road has an unusually long terrace for the conservation area: nos. 9-36 on the north-west side, comprising three-storey properties with semi-basements, canted bays on three floors and decorative brickwork and cornices. The southeast side is three-storeys but with some variation in the detail. Nos.3-8 (cons.) and nos. 52 and 53 at the Heath Street end are two-storey with semi-basements and single pitched dormers centrally located. Finally, there is a 1960s group at nos.17-23 Gayton Crescent and nos. 36a - 38a Gayton Road.

It is acknowledged that there have been numerous roof additions in Gayton Road, but these consist mostly on mansard extensions to the three-storey butterfly roof properties. The applicants claim that Camden Planning Guidance states that a roof extension would be acceptable if it helps to "*unite a group of buildings and help create an established pattern on the terrace*". However, given their distinct nature, nos. 52 and 53 belong to a different group, i.e. the two-storey properties with single pitched dormers, whose front elevations and front roof slopes have largely been preserved. The Hampstead Conservation Area Statement clearly notes that uniformed terraces are unusual, i.e. they are not characteristic. Nos. 52 and 53, identified as positive contributors to the character and appearance of the conservation area, provide a break to the street's monotony due to their lower height, roof forms and other architectural differences. The conversion of any of them into a three-storey property to match the predominant type in the street would be harmful to the character and appearance of the conservation area due to the loss of variety. Consequently, the proposal would not enhance and preserve the character and appearance of the conservation area, as required by policy DP25.

In summary, it is considered that the proposal as a whole would not respect the proportions of the building itself and would therefore harm the appearance of the dwelling and the street scape and would harm the wider Hampstead Conservation Area.

Amenity

In amenity terms, there would be no material loss of daylight / sunlight or increased sense of enclosure to neighbouring properties, and, given the number of windows already existing and the front and rear, the proposal would not significantly worsen levels of overlooking to adjoining properties. The proposal would therefore comply with policy DP26 and the advice set out in CPG6.

Recommendation: Refuse.