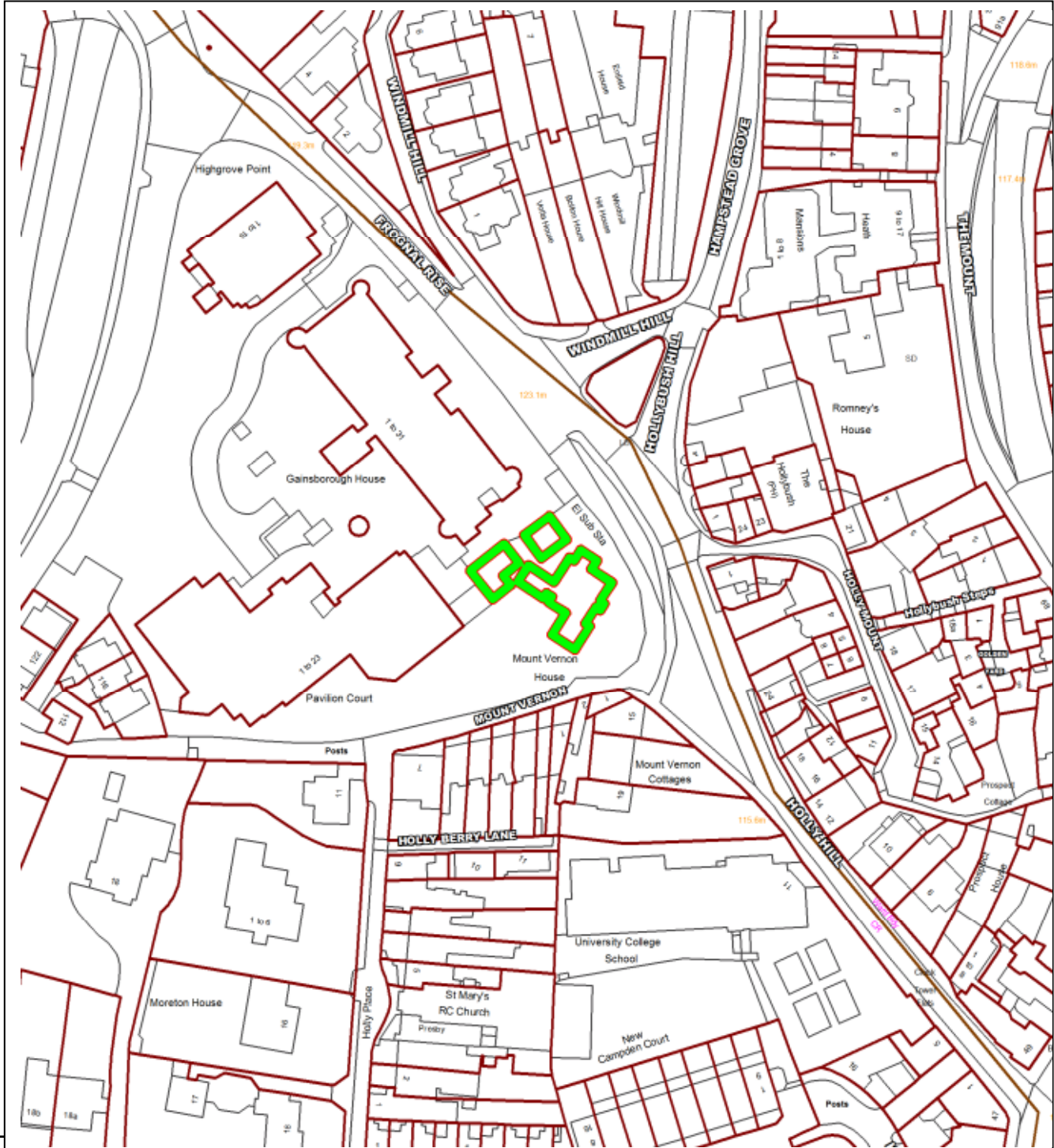


Mount Vernon House, Mount Vernon, London, NW3 6QR 2015/0177/P and 2015/0379/L



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Site Location Plan



Existing Dormer window and 2 lower windows



View from listed building



Relationship with Listed Building

Delegated Report		Analysis sheet		Expiry Date:		17/04/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		19/03/2016	
Officer				Application Number(s)			
Tendai Mutasa				i) 2015/0177/P ii) 2015/0379/L			
Application Address				Drawing Numbers			
Mount Vernon House Mount Vernon London NW3 6QR				See Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
i) Replacement and enlargement of window in existing dormer, removal of existing timber windows at lower ground level and installation of planted green roof.							
ii) Replacement and enlargement of window in existing dormer, removal of existing timber windows at lower ground level, installation of planted green roof and reconfiguration of internal area of lodge building to create single room.							
Recommendation(s):		Grant conditional planning permission Grant conditional listed building consent					
Application Type:		i) Householder planning permission ii) Listed building consent					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	1	No. of objections	1
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 24/02/2015 to 18/03/2015 A press notice was published from 26/02/2015 to 19/03/2015</p> <p>No responses</p> <p>Due to the minor nature of the works proposed and the large number of flats adjoining the site, no individual neighbour letters were sent. Site notices and a press advertisement were considered sufficient to notify neighbours.</p>					
CAAC/Local groups* comments: *Please Specify	<p>One objection was received from the Heath & Hampstead Society</p> <ol style="list-style-type: none"> 1. This is a Listed Building site, and you and we are entitled to see a reasonably legible and informative set of drawings and other information, in order to assess an application. This proposal provides none of this: only a couple of disconnected drawings, out of context, poorly drawn, with no detail. 2. There is no D/A Statement, or a Heritage Statement. We ask therefore why such an application has been validated; it is just not good enough. 3. What the drawing does show is a very large aluminium window, with fixed glazing, which is out of scale and character with the building; we appreciate that the main building of Mount Vernon is the main subject of the listing, but this Lodge is part of its setting, and such a feature is unacceptable. <p>Please refuse.</p> <p>Officers Response: <i>Drawings and D/A Statement and Heritage Statement were submitted with this application; These did not contain sufficient detail and were amended at officer's request. Due to the contemporary nature of the existing dormer and host building the new window is considered acceptable. Please see chapters 2.3 and 2.4</i></p>					

Site Description

The site is located on the north side of Mount Vernon, a narrow, curved lane linking Holly Hill and Frogna. The main property on the site is a detached two storey dwelling house with basement and roof level accommodation. The dwelling house is a Grade II Listed Building, built by W Knight in 1726, with a modern two storey rear wing (The Lodge) (the subject of this application) at raised ground and lower ground floor level. The site is located within Hampstead Conservation Area.

Relevant History

2014/2708/P & 2014/2896/L: Erection of a single-storey link structure connecting the existing house to the existing Lodge, along with associated minor alterations to the garden landscaping and fenestration and access to the Lodge. Granted August 2014

2013/7417/T: (TPO Ref: C30) ADJACENT TO THE PROPERTY: 1 x Sycamore - Remove.
1 x Sycamore - Reduce crown by approx. 2m. Approve works (TPO) 23/12/2013

2007/5725/P & 2007/5727/L: Enlargement of the existing lower ground floor, partly below the existing dwelling house and partly below rear garden area, including a new lightwell on the south-east elevation, extension of the existing terrace above the new basement and the erection of a single storey glazed addition on the south-west rear elevation. Granted 12/03/2008

2008/4792/P & 2008/4897/L: Revisions to planning permission granted 12/03/08 (2007/5725/P) for enlargement of the existing lower ground floor, partly below the existing dwelling house and partly below rear garden area, including a new light well on the south-east elevation, extension of the existing terrace with two rooflights above the new basement and the erection of a single-storey glazed addition on the south-west rear elevation, namely reinstatement of the front boundary wall and gate (following temporary removal during construction), alterations to rear entrance door and associated landscaping works. Granted 18/03/2009

P9602160R2: Demolition of existing electrical substation, erection of new studio building and new electrical substation building, and minor alteration to the planning permission granted on 31st January 1996 for the refurbishment of the building, Granted 26/02/1997

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

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 2011/2013

CPG1 (Design)

CPG6 (Amenity)

Hampstead Conservation Area Statement

Assessment

1. Proposal

1.1 Planning permission and listed building consent is sought for the following:

Replacement and enlargement of window in existing dormer, including the removal of existing timber windows at low level, installation of planted green roof and reconfiguration of internal area of lodge building to create single room.

2. Assessment

2.1 The main planning considerations are :

- the impact of the proposal on the character and appearance of the host building, the listed building and the wider Hampstead Conservation Area and
- the impact on neighbouring amenity

3.0 Design

3.1 Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas and the borough's listed buildings.

3.2 Following an objection from the Heath and Hampstead Society and at officer's request, the originally submitted drawings were amended to provide greater detail and the Heritage Statement was also amended to provide a proper background assessment of the property.

3.3 The original lodge building, built at the same time as the listed main house has long since been demolished and replaced by the subject building. The subject building is of red brick and fairly recent construction (and is to be rendered as approved under application 2014/2708/P & 2014/2896/L). The existing half dormer window is already of a more contemporary style than a traditional dormer. The proposed replacement window is considered appropriate in this context and not to result in harm to the special interest of the main building.

3.4 The proposed reconfiguration of the internal areas to create one single room in a double volume space is considered acceptable as this internal space does not form any part of the historic fabric of the original listed building.

3.5 The proposed green roof to the link structure replaces the previously proposed lead sheeting (approved under application 2014/2708/P & 2014/2896/L). The link is set into the slope of a hill and was designed to be recessive and concealed in appearance rather than to have an overt visual relationship to the listed building. The proposed green roof is considered to further reduce the presence of the link structure and therefore is not considered to harm the special interest of the listed building. It is recommended a condition be attached to secure the details and maintenance of the green roof.

3.6 The proposals will not be visible from any other part of the Conservation Area and therefore will not result in any harm to the Conservation Area.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects

the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

4.2 There is no proposed increase in height or massing and as such there will be no resulting harm to neighbouring sunlight, daylight or outlook. The dormer window overlooks an existing garage wall; as such the increased size of the new window will not result in any harmful overlooking.

5.0 Recommendation

5.1 Grant Planning Permission and Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th May 2015. For further information please click [here](#)

Studio Mark Ruthven
92 Prince of Wales Road
London
NW5 3NEApplication Ref: **2015/0379/L**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

13 May 2015

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
Mount Vernon House
Mount Vernon
London
NW3 6QR**DECISION**

Proposal:

Replacement and enlargement of window in existing dormer, removal of existing timber windows at lower ground level, installation of planted green roof and reconfiguration of internal area of lodge building to create single room.

Drawing Nos: MVL-P2-001 Rev A, MVL-P2-002 MVL-P2-100Rev A, MVL-P2-101 Rev A, MVL-P2-102 Rev A and MVL-P2-300 Rev A, MVL-X2-100 Rev A, MVL-X2-101, MVL-X2-102 and MVL-X2-300 Rev A, Revised Design and Access Statement and Heritage Statement dated 30 March 2015

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: MVL-P2-001 Rev A, MVL-P2-002 MVL-P2-100Rev A, MVL-P2-101 Rev A, MVL-P2-102 Rev A and MVL-P2-300 Rev A, MVL-X2-100 Rev A, MVL-X2-101, MVL-X2-102 and MVL-X2-300 Rev A, Revised Design and Access Statement and Heritage Statement dated 30 March 2015

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

Yours faithfully

Director of Culture & Environment

Mr Mark Ruthven
Studio Mark Ruthven
92 Prince of Wales Road
London
NW5 3NE

Application Ref: **2015/0177/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

12 May 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Mount Vernon House
Mount Vernon
London
NW3 6QR

DECISION

Proposal:
Replacement and enlargement of window in existing dormer, removal of existing timber windows at lower ground level and installation of planted green roof.

Drawing Nos: MVL-P2-001 Rev A, MVL-P2-002 MVL-P2-100Rev A, MVL-P2-101 Rev A, MVL-P2-102 Rev A and MVL-P2-300 Rev A, MVL-X2-100 Rev A, MVL-X2-101, MVL-X2-102 and MVL-X2-300 Rev A, Revised Design and Access Statement and Heritage Statement dated 30 March 2015

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: MVL-P2-001 Rev A, MVL-P2-002 MVL-P2-100Rev A, MVL-P2-101 Rev A, MVL-P2-102 Rev A and MVL-P2-300 Rev A, MVL-X2-100 Rev A, MVL-X2-101, MVL-X2-102 and MVL-X2-300 Rev A, Revised Design and Access Statement and Heritage Statement dated 30 March 2015

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION