

<b>Address:</b>	Vine House Hampstead Square London NW3 1AB		<b>13</b>
<b>Application Number:</b>	2015/4748/P	<b>Officer: Kate Phillips</b>	
<b>Ward:</b>	Hampstead Town		
<b>Date Received:</b>	19/08/2015		
<b>Proposal: Erection of a two storey outbuilding to provide a garage and office at ground level and living accommodation at first floor level, with a car port at the front, following the demolition of the existing outbuilding; and associated works.</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers</b> VH-PL-01; VH-PL-02; VH-PL-03; VH-PP-03; VH-PL-08; VH-PL-09; VH-PL-10; VH-PP-11; VH-PP-14; VH-PP-29; VH-PL-11; VH-PL-12; VH-PL-13; VH-PL-14; VH-PL-15; VH-PL-16; VH-PL-17; VH-PL-18; VH-PL-19; VH-PL-20; VH-PL-20 Proposed Streetscape; Heritage Statement (dated August 2015); Design & Access Statement (dated August 2015).			
<b>RECOMMENDATION SUMMARY: Grant conditional planning permission</b>			
<b>Related Application Date of application</b>	19/08/2015		
<b>Application number</b>	2015/6016/L		<b>14</b>
<b>Proposal: Erection of a two storey outbuilding to provide a garage and office at ground level and living accommodation at first floor level, with a car port at the front, following the demolition of the existing outbuilding; alterations to external doorway on rear (north) elevation of dwelling; and associated works.</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers</b> VH-PL-01; VH-PL-02; VH-PL-03; VH-PP-03; VH-PL-08; VH-PL-09; VH-PL-10; VH-PP-11; VH-PP-14; VH-PP-29; VH-PL-11; VH-PL-12; VH-PL-13; VH-PL-14; VH-PL-15; VH-PL-16; VH-PL-17; VH-PL-18; VH-PL-19; VH-PL-20; VH-PL-20 Proposed Streetscape; Heritage Statement (dated August 2015); Design & Access Statement (dated August 2015).			
<b>RECOMMENDATION SUMMARY: Grant conditional listed building consent</b>			
<b>Applicant:</b>		<b>Agent:</b>	
Mr Stefan Ogden Bay Tree Lodge 93B Frognal London NW3 6XX		Jonathan Freegard Architects 5 Tredegar Square Bow London E3 5AD	

### ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House	(ancillary outbuilding)	32 m <sup>2</sup>
Proposed	C3 Dwelling House	(ancillary outbuilding)	78 m <sup>2</sup>

## **OFFICERS' REPORT**

### **Reason for Referral to Committee: Development involving the total demolition of a building in a conservation area [Clause 3.v]**

#### **1. SITE**

- 1.1 Vine House is a three-storey residential dwelling on the northern edge of Hampstead Square. The building is Grade II listed and is a substantial dwellinghouse in yellow stock brick with red brick dressings.
- 1.2 To the rear (north) of the main building is a detached, single storey, white painted, brick outbuilding with a half-hipped slate roof, which abuts the tall, red brick wall which marks the shared boundary with the adjacent property to the north, No. 9 Holford Road. The outbuilding contains a garage with space for one car and three smaller rooms, one of which is a WC. The outbuilding is at the end of the property's driveway, which leads from Holford Road, at the north-east corner of the application site.
- 1.3 A timber and plastic car port structure is attached to the outbuilding and the boundary wall. The structure comprises of a mono-pitched sloping roof which, on its lowest side, is supported by three posts. The eaves of the structure slightly overlap the tiled roof of the single storey extension to the main building.
- 1.4 The application site is within Hampstead Conservation Area. It is also within an Archaeological Priority Area.

#### **2. THE PROPOSAL**

##### **Original**

- 2.1 The proposal is for the demolition and replacement of the existing outbuilding with a new two storey outbuilding to include an office, WC, store and garage on the ground floor and housekeeper's living accommodation on the first floor, with a car port at the front.
- 2.2 The existing outbuilding has a footprint of 31 square metres and measures approximately 10 metres long and 4.3 metres high. The replacement outbuilding would occupy a similar position to the existing and would not be sited any further to the east. It would be the same length, but it would have a footprint of 40 square metres and it would measure 5.8 metres high.
- 2.3 The replacement outbuilding would have a larger footprint because whereas the southern wall of the existing outbuilding is at an angle to the rear (northern) wall of the main building, the southern wall of the replacement outbuilding would be perpendicular with the northern wall of the main building.
- 2.4 The replacement car port at the front (east) of the outbuilding would be a cantilevered lightweight steel structure, supported from the shared boundary wall with thin suspension rods.
- 2.5 The proposal involves lowering the ground level between the outbuilding and the main building by approximately 330 millimetres so that the external ground level is

level with Vine House, and to allow the back door to have a level threshold. The junction between the ground level and Vine House would not change because the existing path is separated from the building by a drainage channel.

- 2.6 The proposal also involves reducing the gradient of the driveway to meet the lowered garage floor level.

### **Revisions**

- 2.7 Revised plans have been received during the course of the application. The revisions are as follows:
- Alterations to fenestration on all 3 elevations of outbuilding
  - New rooflight to serve first floor bathroom in outbuilding
  - Increased roof pitch and roof height of outbuilding

### **Listed building consent:**

- 2.8 The listed building consent application also seeks consent for the following:
- Removal of internal step at rear (northern) door on main dwelling to allow level access.

## **3. RELEVANT HISTORY**

- 3.1 None

## **4. CONSULTATIONS**

### **Statutory Consultees**

#### **Historic England**

- 4.1 *"Do not consider that it is necessary for this application to be notified to Historic England".*

#### **Historic England Greater London Archaeological Advisory Service**

- 4.2 The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

#### **Hampstead Conservation Area Advisory Committee**

- 4.3 No comments received.

### **Local Groups**

#### **The Heath & Hampstead Society**

- 4.4 In response to the original set of plans the following comments were made:
- The existing garage is of little architectural or conservation importance, and its demolition is no loss to the Conservation Area.
  - The proposed new garage and "granny flat" would not present any historical problems in principle. However, the design is not appropriate in the curtilage of the listed building.

- The roof is gabled, not hipped as the existing house, and set at a different, lower, pitch.
- The design and proportions of the windows are out of place.
- The design fails to take proper account of Vine House.

4.5 In response to the amended set of plans the Heath & Hampstead Society note that they stand by their previous comments.

### **Adjoining Occupiers**

	Planning application	Listed building consent
<i>Number of letters sent</i>	73	73
<i>Total number of responses received</i>	1	2
<i>Number in support</i>	0	1
<i>Number of objections</i>	1	1

4.6 For the planning application, a site notice was displayed on 22/09/2015 (consultation expiry date 23/10/2015) and a press notice was displayed on 24/09/2015 (consultation expiry date 15/10/2015).

4.7 For the listed building consent application, a site notice was displayed on 02/10/2015 (consultation expiry date 13/10/2015) and a press notice was displayed on 24/09/2015 (consultation expiry date 15/10/2015).

4.8 Letters were sent on 18/09/2015 (consultation expiry date 00/10/2015) and letters were sent again on 03/11/2015 (consultation expiry date 17/11/2015) to the same addresses to notify of the amended plans.

### **Planning application**

4.9 In response to the original set of plans an objection was received from 1 respondent, the occupier of the adjacent property, No. 9 Holford Road. The main points were as follows: too bulky; twice the size of the original building; the design detracts from the main building.

4.10 No comments have been received in response to the revised plans.

### **Listed building consent application**

4.11 In response to the original set of plans a letter of support was received from 1 respondent, a previous owner of Vine House. The main points were as follows: in favour of demolishing the existing garage and replacing it, although the windows could be better; the new building will help to cover the awful red brick wall which ruins the back view of the house.

4.12 No comments have been received in response to the revised plans.

## **5. POLICIES**

### **5.1 National Planning Policy Framework (NPPF) 2012**

### **5.2 London Plan (consolidated with alterations since 2011)**

### 5.3 **LDF Core Strategy and Development Policies**

#### LDF Core Strategy

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS11 – Promoting sustainable and efficient travel

CS13 – Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

CS18 – Dealing with our waste and encouraging recycling

CS19 – Delivering and monitoring the Core Strategy

#### LDF Development Policies

DP2 – Making full use of Camden's capacity for housing

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of parking

DP20 – Movement of goods and materials

DP21 – Development connecting to the highway network

DP22 – Promoting sustainable design and construction

DP23 – Water

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

### 5.4 **Supplementary Planning Policies**

#### Camden Planning Guidance (CPG)

CPG1 Design (2015)

CPG2 Housing (2015)

CPG3 Sustainability (2015)

CPG6 Amenity (2011)

CPG7 Transport (2011)

### 5.5 **Hampstead Conservation Area Statement (2001)**

## 6. **ASSESSMENT**

6.1 The principal considerations material to the determination of this application are summarised as follows:

- The principle of development
- Heritage and design considerations
- Impact on the visual and residential amenities of the occupiers of nearby and neighbouring residential properties
- Transport considerations

#### **The principle of development**

6.2 The proposed replacement outbuilding would provide a garage, office, store and WC on the ground floor and housekeeper's living accommodation above, with a car port at the front.

- 6.3 The living accommodation would measure approximately 30 square metres, which is below the nationally described space standards (which normally require a 1-bed, 1-person unit to provide 37 square metres of floor space); however, the living accommodation would be ancillary to the main dwelling (Vine House) rather than being a self-contained residential unit and therefore the size is considered to be acceptable.
- 6.4 A planning condition could ensure that the living accommodation remains ancillary to the main dwelling in perpetuity, rather than becoming a self-contained unit, and therefore the principle of development is considered to be acceptable, subject to the detailed considerations below.

### **Heritage and design considerations**

- 6.5 Vine House is Grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building, its setting and any features of special architectural or historic interest which it possesses. Furthermore, the application site is within the Hampstead Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990.
- 6.6 There is no objection in principle to the demolition of the existing outbuilding, which appears to have been extended and altered over time, because it is not considered that the building makes a positive contribution to the character and appearance of the Hampstead Conservation Area and neither does it contribute positively to the setting of the listed building. Furthermore, it is not uncommon for an historic dwelling of this size to have an ancillary building within its grounds and there is therefore no objection to the new garage and housekeeper's accommodation in terms of the historical development of the site or to the physical relationship between the outbuilding and the main house.
- 6.7 Concerns have been raised by the Heath & Hampstead Society about the design of the replacement outbuilding and whether it is appropriate within the curtilage of a listed building. Although the replacement outbuilding would have increased height and bulk and would be more contemporary in design, it would still be relatively small-scale when viewed against the main building and the design is not considered to be over-stated. It is considered that the outbuilding would appear subservient to the main building, which is appropriate for an ancillary building of this type.
- 6.8 The plans have been revised during the course of the application in response to concerns that the windows were ill-proportioned in relation to the openings on the main building. It is now considered that the overall proportions and dimensions of the windows better complement the fenestration pattern on the main building, which also helps the outbuilding to appear subservient to the main building and not detract from its setting.
- 6.9 The slate, pitched roof is considered to be acceptable and appropriate to the conservation area and so is the use of bricks to match the main building. A planning condition can require the submission and approval of a sample panel of the brickwork prior to the commencement of the works to ensure the works will be carried out to a suitably high standard.

- 6.10 There is no objection to the changes to the external door on the main building, provided that the works match adjacent works in terms of detail and execution.
- 6.11 Overall, it is considered that the proposed works would preserve and enhance the character and appearance of the Hampstead Conservation Area and the works would also preserve the listed building and its setting and any features of special architectural or historic interest which it possesses. The proposal therefore accords with the aims of Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and Sections 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

### **Impact on the visual and residential amenities of the occupiers of nearby and neighbouring residential properties**

- 6.12 The main residential property that is likely to be affected by the proposal is the neighbouring property to the north, No. 9 Holford Road. All other nearby residential properties are considered to be sufficiently removed from the application site so as not to be unacceptably affected by the proposal.
- 6.13 Whilst the replacement outbuilding would be larger and taller than the existing, the high wall on the northern boundary of the application site means the replacement outbuilding would not be visible from No. 9 Holford Road, which limits the impact on this property. Due to the high wall the proposed outbuilding would not cause any overlooking or loss of privacy to No. 9,
- 6.14 Furthermore, it is not considered that the replacement outbuilding would generate significant levels of noise and it is not considered that the additional comings and goings associated with the living accommodation would be significant; taking into account the size of the main building and the activity likely to be associated with a dwelling of this size.
- 6.15 Overall, the proposal is considered to be acceptable in this respect.

### **Transport considerations**

- 6.16 The proposal would not alter the level of parking availability at the application site and it is not considered that the proposal would cause additional parking demand at the application site or in the wider area (a controlled parking zone) because the living accommodation would be ancillary to the main dwelling rather than being an independent, self-contained unit (which a planning condition can ensure remains the case in the future). For the same reason, it is not considered necessary or reasonable to require the provision of cycle parking on the site as part of this application.
- 6.17 Based on the scale of the works and the nature of the application site, it is not considered necessary to require a Construction Management Plan. Neither is it considered reasonable or necessary to require the applicants to make a financial contribution towards highways works in the area. An Informative can advise the applicant to discuss their proposal with the Council's Engineering Service Network Management team prior to the commencement of development and remind them of their responsibilities under the Highways and Litter Acts.
- 6.18 Overall, the proposal is considered to be acceptable in this respect.

## **7. CONCLUSION**

- 7.1 The proposal to replace the outbuilding is considered to be acceptable in principle. Whilst the living accommodation fails to meet the nationally described space standards, it would be ancillary to the main dwelling rather than an independent, self-contained unit. It is considered that the proposed works would preserve and enhance the character and appearance of the Hampstead Conservation Area and the works would also preserve the listed building and its setting and any features of special architectural or historic interest which it possesses. The impact on nearby and neighbouring residential properties is judged to be acceptable, and the proposal is considered to be acceptable in terms of the transport implications.
- 7.2 Planning Permission is recommended, subject to conditions.

## 8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

### 2015/4748/P

#### 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. The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

3. A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

4. The use of the outbuilding hereby approved (including the first floor living accommodation) shall remain ancillary to the use of the main dwellinghouse (Vine House) and the outbuilding shall not be used as an independent, self-contained residential unit.



Reason: The outbuilding is not suitable for use as an independent, self-contained residential unit by reason of its size and position in relation to the main dwellinghouse, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2 and DP5 of the London Borough of Camden Local Development Framework Development Policies.

5. The development hereby permitted shall be carried out in accordance with the following approved plans: VH-PL-01; VH-PL-02; VH-PL-03; VH-PP-03; VH-PL-08; VH-PL-09; VH-PL-10; VH-PP-11; VH-PP-14; VH-PP-29; VH-PL-11; VH-PL-12; VH-PL-13; VH-PL-14; VH-PL-15; VH-PL-16; VH-PL-17; VH-PL-18; VH-PL-19; VH-PL-20; Heritage Statement (dated August 2015); Design & Access Statement (dated August 2015).

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

**Informatives:**

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.
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.
3. In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
4. Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

**2015/5275/L**

**Condition(s) and Reason(s):**

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. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

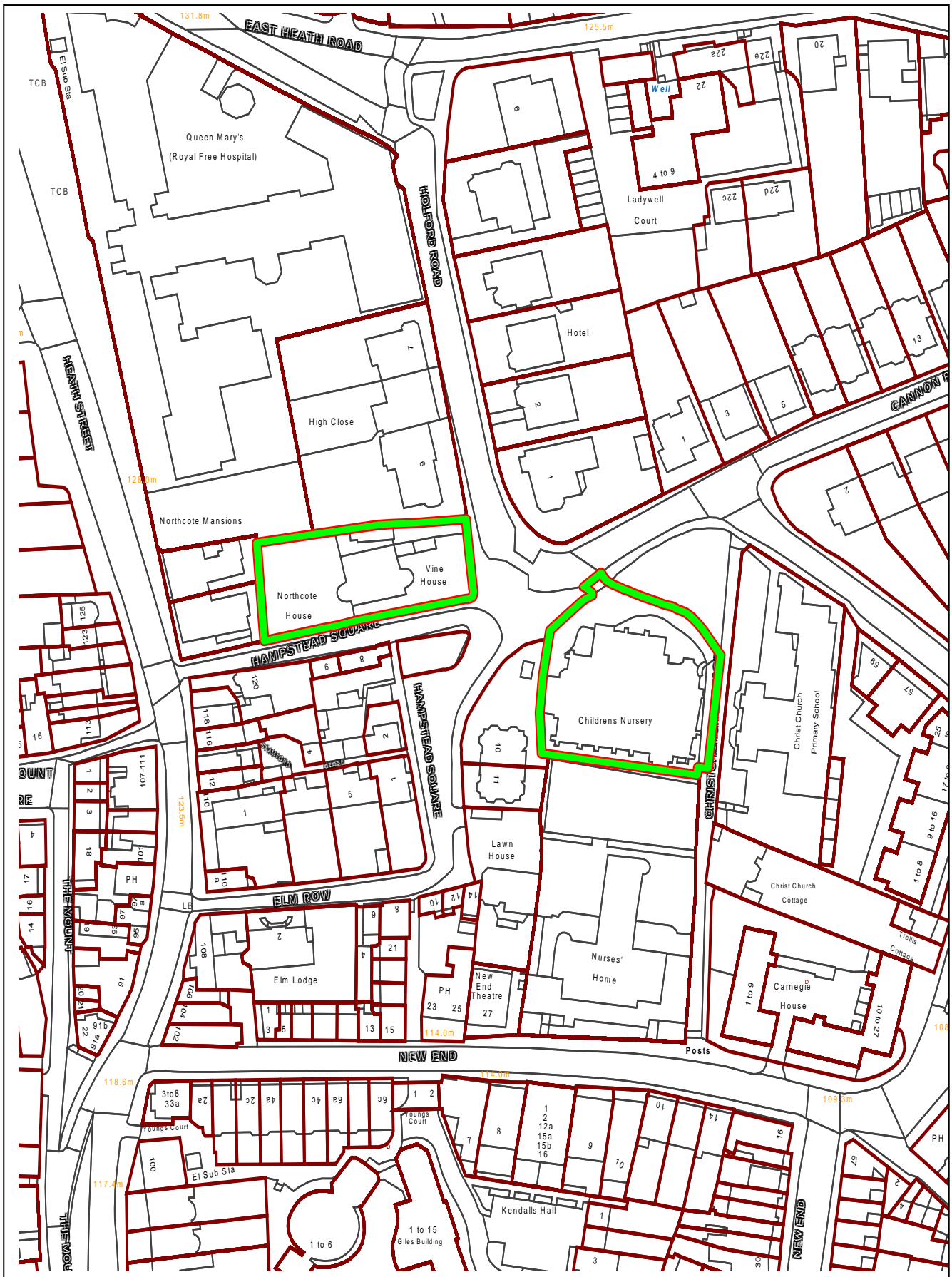
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development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

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**Application No: 2015/4748/P & 2015/5275/L**  
**Vine House**  
**Hampstead Square**  
**London**  
**NW3 1AB**

**Scale:**  
**1:1250**  
**Date:**  
**4-Dec-15**



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# Vine House, Hampstead Square, London, NW3 1AB



Site Location Plan

## Aerial view of application site



Vine House

Existing car port in front of outbuilding

Existing view from street (Holford Road side)



# Existing front elevation

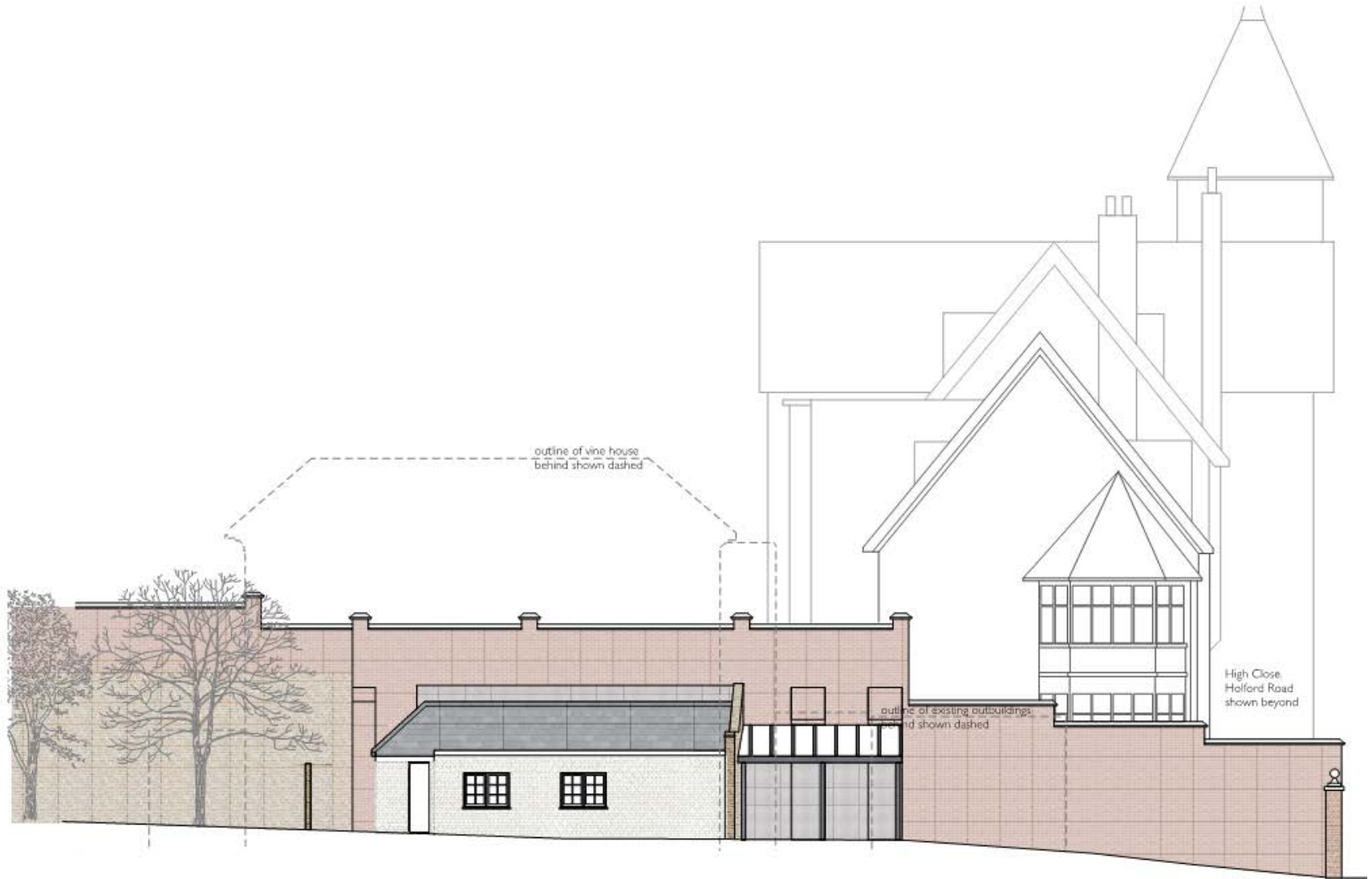


# Existing rear elevation

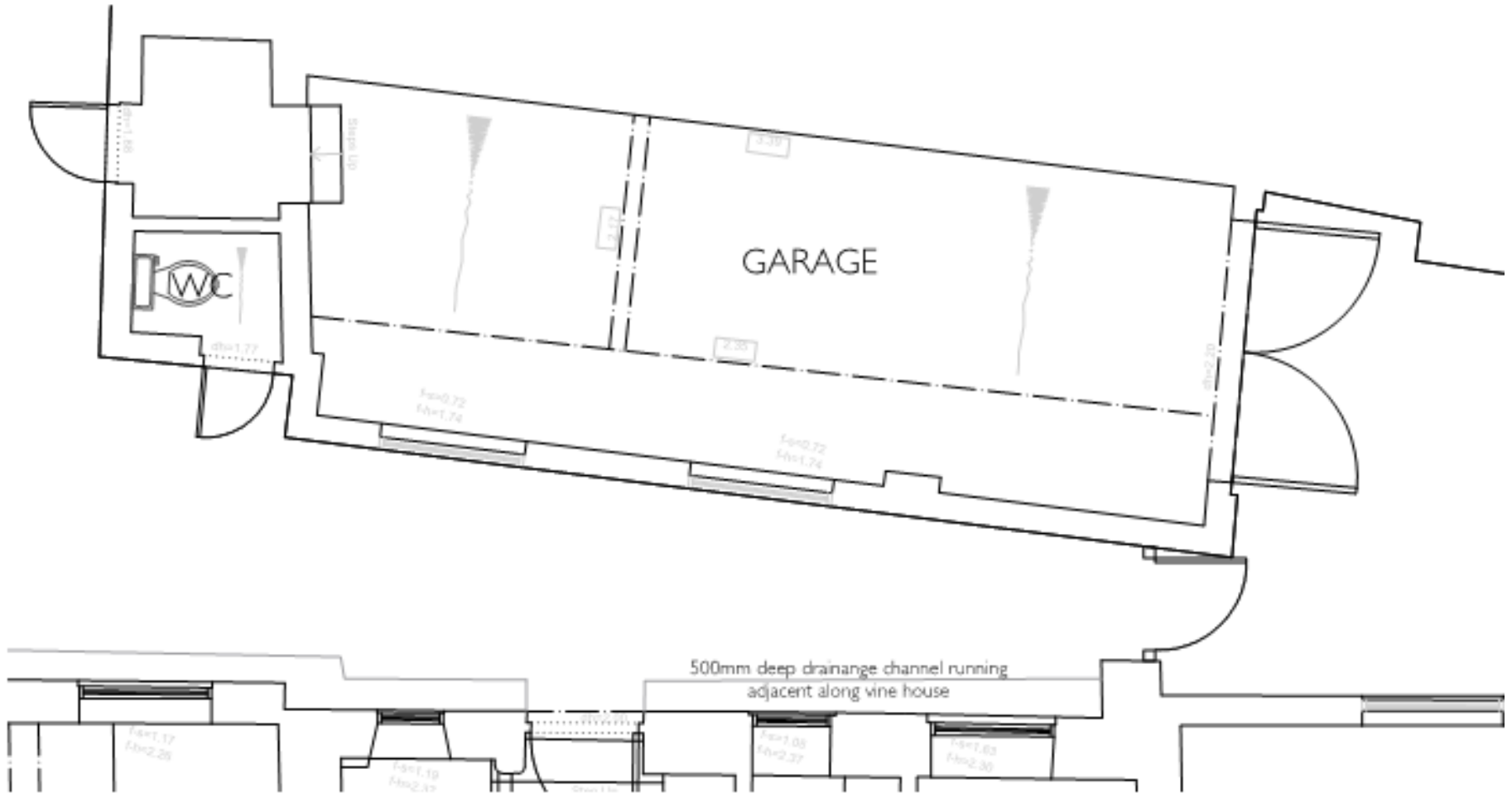




# Existing side (South) elevation



# Existing ground floor plan



# Proposed front elevation (with gate post, buttress and boundary wall removed for clarity)



# Proposed front elevation



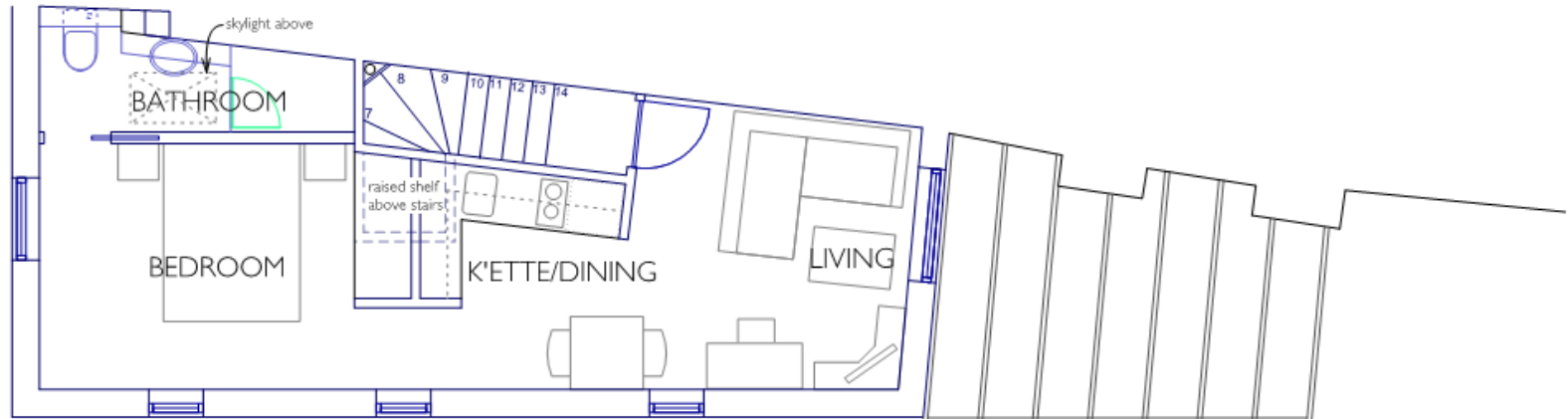
# Proposed rear elevation



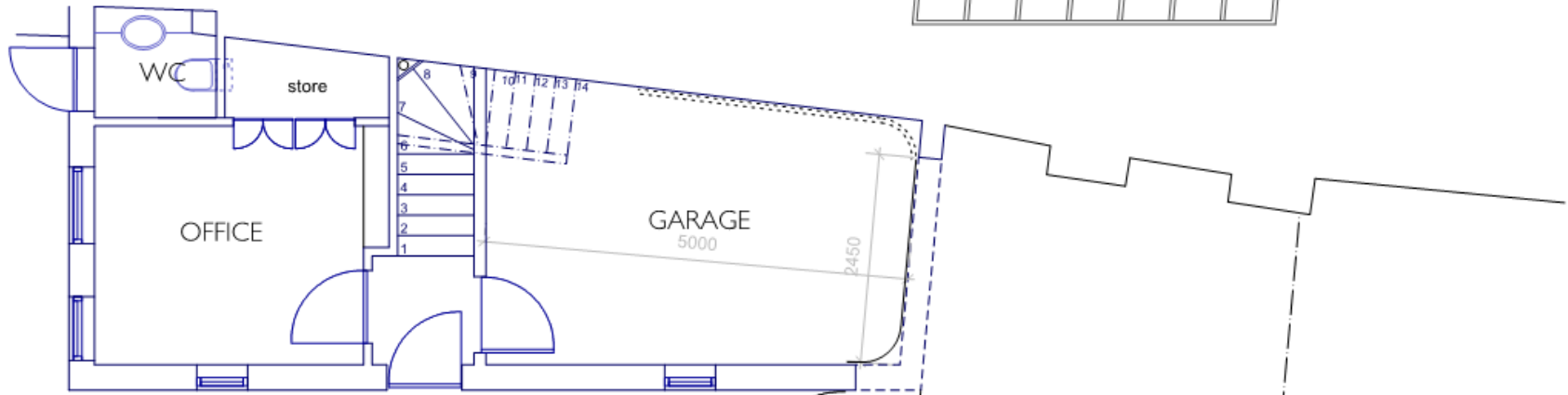
# Proposed side (south) elevation



# Proposed floor plans



FIRST FLOOR PLAN



(paving lowered by 330mm)



GROUND FLOOR PLAN

## Illustrative view

