

Delegated Report		Analysis sheet	Expiry Date:	22/01/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	24/12/2015
Officer			Application Number(s)	
Fiona Davies			A: 2015/5939/P B: 2015/6236/L	
Application Address			Drawing Numbers	
Heath Lodge Heathside London NW3 1BL			See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
A: Erection of a single storey glazed veranda rear ground floor level B: Erection of a single storey glazed veranda rear ground floor level				
Recommendation(s):		A: Grant Conditional Planning Permission B: Listed Conditional Building Consent		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	04	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>16 letters were sent to neighbouring properties. A site notice was displayed nearby the site between 02/12/2015 and 23/12/2015. The proposal was advertised in the Ham & High newspaper between 03/12/2015 and 24/12/2015.</p> <p>4 Letters of support were received as a result of public consultation. No letters of objection have been received in response to the proposal.</p>					
CAAC/Local groups comments:	<p>No response has been received from the Hampstead CAAC to date.</p> <p>However an objection has been received from the Heath and Hampstead Society. The basis of their objection was a concern over a lack of application drawings. The Society noted that the application may be perfectly acceptable but that the lack of drawings or information available prevented them for making an assessment.</p> <p><u>Officer comments</u></p> <p><i>Application drawings were provided in support of the application. However due to an administrative error were not visible online. The matter has since been resolved and the full set of application drawings has been publicly available online. The Heath and Hampstead Society have been notified directly of the now available drawings online. No response has been received to date and the application has therefore been put to Members Briefing.</i></p>					

Site Description

The application site is a Grade II Listed property. It was originally a pair of semi-detached cottages but now forms one house. It dates from c.18th century or early 19th century, and was possibly designed 1775 by James Wyatt. The property is a yellow stock brick with hipped slated roofs with projecting bracketed eaves and central stacks.

The site lies within the Hampstead Conservation Area. A number of trees with TPO's (Tree Preservation Orders) lie within the site's boundaries.

Relevant History

L9600054R3 - Various internal and external alterations including the erection of a two-storey rear extension, as shown on drawing numbers 163/01 to /04, /05A, /06A, and LD/DB/PE-003 was granted Listed Building Consent on 11/07/1996.

L9602622R1 - Amendment to scheme of alteration and extension for the erection of a 2 storey rear extension granted listed building consent on 11th July 1996 by the addition of a dormer at first floor level to the rear extension and the replacement of the garage doors at front ground floor level, as shown on drawing numbers > 163/01, /03 and /06C was granted Listed Building Consent on 22/01/1997.

P9600053R3 - Various external alterations including the erection of a two-storey rear extension, as shown on drawing numbers 163/01 to /04, /05A, /06A, DLD/DB/PE-003 was granted on 11/07/1996.

9470208 – Application for listed building consent for the erection of a single storey rear extension to the existing dwelling was granted on 15/09/1994.

P9602621R1 - Amendment to scheme of alteration and extension for the erection of a 2 storey rear extension granted planning permission on 11th July 1996 by the addition of a dormer at first floor level

to the rear extension granted permission on 22/01/1997.

Relevant policies

NPPF- 2012

London Plan March 2015

LDF Core Strategy

CS1 - Distribution of growth

CS5 – Managing the impact of growth and development

CS13 – Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving our heritage

Development Policies

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

Hampstead Conservation Area Statement 2011

Camden Planning Guidance 1 and 3, July 2015 and Camden Planning Guidance 6, 2011

Assessment

1.0 Proposal

1.1 Conditional planning permission and listed building consent is sought for the erection of a single storey glazed veranda to the rear of the property.

1.2 Following a site visit carried out by the case officer and the Council's Conservation Officer, it was considered that the initial proposals were disproportionate and uncharacteristically large and dominant.

1.3 Thus the applicant was advised to amend the proposal by either reducing the depth or width of the proposed veranda.

1.4 The proposal has now been amended and the depth of the veranda has been reduced by 1.5m.

1.5 The resulting proposed veranda will now measure a maximum length of 10.5m, ranging from 5.2m to 5.6m in depth and 4.6m in height.

2.0 Design

2.1 The veranda is considered to be a lightweight design in keeping with the character of the host property. The proposed painted metal framework will be lightweight and detailed metalwork to complement the character of the host property.

2.2 The veranda will be single storey and made up of a glazed overhang to an existing garden area and is considered a modest addition to the host property.

2.3 Furthermore the original rear elevation will still be perceivable with the windows at ground level and at first floor level still visible and thus it is considered that no harm will be caused to the character of the host property. Special regard has therefore been made to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.0 Amenity

3.1 As a result of its height, location and position, it is not considered that the proposal introduces any amenity concerns associated with regard to loss of privacy, loss of light, sense of overbearing effect or overshadowing.

3.2 In addition the site is surrounded by a mature garden and therefore will not be visible from long views from properties to the rear.

4.0 Conclusion and recommendation

Grant Conditional Planning Permission and Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 29th February 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.