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Dear Mr Smith,

Re: 35 Flask Walk, London, NW3 1HH

Thank you for submitting a pre-planning application enquiry for the above property which was received on 06/09/2016 together with the required fee of £420.00. The advice contained within this report was informed by a site visit to the property with a Conservation and Design colleague, taken place on the 29/09/2016.

1. Drawings and documents

1.1. The following documentation was submitted in support of the pre-application request:

- Design and Access Statement
- 178-A-100 (OS Plan)
- 178-A-200 (GF/1stF Existing & Demo Plans)
- 178-A-201 (Roof Existing & Demo Plans)
- 178-A-210 (Existing Elevations)
- 178-A-220 (Existing Section AA)
- 178-A-300 (Proposed Plans)
- 178-A-301 (Proposed Roof Plan)
- 178-A-320 (Proposed Floor finishes)
- 178-A-340 (Proposed Elevations)
- 178-A-350 (Proposed Section AA)

2. Proposal

2.1. Advice is requested in relation to a number of both internal and external alterations to the existing property as part of a full refurbishment. For ease, the proposal has been broken down into areas:

Interior (dwelling):

Ground Floor level:

- Remove existing ceilings, repair and reinstate with plasterboard
- Replace existing flooring
- Enlarge opening to rear elevation
- Enlarge opening between kitchen and dining
- Reinstall fireplace in dining room

- Remove chimney breast to rear room

First Floor level:

- Remove existing ceilings, repair and reinstate with plasterboard, remove ceilings in bedroom and dressing room to expose roof pitch
- Replace existing flooring
- Enlarge opening between bathroom and dressing area
- Removal of cupboards in front room

Exterior (dwelling):

- Replace existing sashes with timber replacements
- Reinstall blocked up window at ground floor to side elevation
- Repair main roof of dwelling
- No.3 new conservation roof lights to side pitch of main roof
- Replace front door
- Replace damaged stone step to front gate and reinstate York stone to the front and side paths
- Construction of new brick piers to the street frontage
- Increase the height of the boundary wall to Lakis Close

Exterior (Rear/Artist Studio):

- Courtyard covered walkway – slated roof finish and glazed side elevation to courtyard
- Part demolition and rebuild to new height with new brick and glazed wall to the inner courtyard
- Extend by 1.5m at first floor level, built in stock brick to match that existing
- Full width steel framed windows facing the courtyard
- New mono pitched roof featuring steel framed fixed rooflight to rear and sedum roof to the rest of the roof

3. Site description

- 3.1. 35 Flask Walk is a grade II listed end of terrace dwelling situated within the Hampstead Conservation Area. It is identified as making a positive contribution to the character of the conservation area within the adopted Hampstead Conservation Area Statement.
- 3.2. The property sits at the southern end of the terrace listed as '35-41 and attached railings, walls and gates'. The terrace dates to the early 19th century and is constructed from yellow stock brick, each of 2 storeys with 1 tripartite sash at 1st floor to the front with round-arched doorways with radial fanlight above. The entrance to no.35 is to the return gable. To the south of the terrace sits a modern block of housing block upon Lakis Close.
- 3.3. To the rear of No.35 is an artist's studio which was granted permission in 1968. The outbuilding comprises a mezzanine floor level within and a single outlook on its southern elevation back towards the main house. It has a flat roof on two levels; 3m at the front and 4.4m at the rear (at its highest point). The higher element is set back from the front by 3.3m. The lower flat roof is accessible via existing permanent external metal stairs on the south west corner. More recently in 2014 permission has been granted for its alteration, the construction of a covered walkway and internal alterations to the main house.

4. Relevant planning history

4.1. The following planning history is relevant to this site:

APP: 2015/6875/P

DATE: 03/02/2016

DESC.: Discharge of condition 6 (tree protection measures) pursuant to reference 2014/6213/P dated 07/07/15....

DEC: Granted

APP: 2014/6564/L

DATE: 07/07/2015

DESC.: Internal and external works associated with extension to the garden annex to provide accommodation on two levels, construction of a covered walkway in the garden courtyard and internal alterations including replacement of the existing rear door to window all in association with the main single family dwelling (Class C3).

DEC: Granted (Listed Building Consent)

APP: 2014/6213/P

DATE: 07/07/2015

DESC.: Extension to the garden annex to provide accommodation on two levels, construction of a covered walkway in the garden courtyard and minor alterations to main single family dwellinghouse (Use Class C3).

DEC: Granted

APP: 5368

DATE: 27-06-1968

DESC.: Erection of a studio at No. 35 Flask Walk Camden

DEC Granted

5. Relevant policies and guidance

5.1. The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, The London Plan 2015 Consolidated with Alterations (2011) and the NPPF (2012). The following policies will be taken into consideration:

- **National Planning Policy Framework (2012)**
- **London Plan (2016)**
 - Policy 3.3 – Increasing housing supply
 - Policy 3.4 – Optimising housing potential
 - Policy 7.4 – Local Character
 - Policy 7.6 – Architecture
- **Local Development Framework**
- **Core Strategy (2011)**
 - CS5 – Managing the impact of growth and development
 - CS6 – Providing quality homes
 - CS14 – Promoting high quality places and conserving our heritage
- **Development Policies (2011)**
 - DP16 – The transport implications of development

- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- **Supplementary Guidance**
 - CPG 1 – Design
 - CPG 2 – Housing
- **Hampstead Conservation Area Statement (2001)**

6. Assessment

6.1. The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;

Design and heritage

- 6.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. In order to preserve or enhance the borough's listed buildings, DP25 additionally states that the Council will only grant consent for alterations or extensions to a listed building where it considers this would not cause harm to the special interest of the building; and will not permit development that it considers would cause harm to the setting of a listed building.
- 6.3. The Council's design guidance (CPG1) states that when assessing proposals involving listed buildings, we will consider the impact of proposals on the historic significance of the building, including its features, such as:
- original and historic materials and architectural features;
 - original layout of rooms;
 - structural integrity; and
 - character and appearance (para 3.22)
- 6.4. The CGP continues to state that the Council would expect original or historic features to be retained and repairs to be in matching materials; and that proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them (para 3.23).
- 6.5. Overall it is advised that alterations to the historic fabric of the property will only be supported if they were fully justified via the submission of a full Heritage Statement/Assessment (HS). As will be outlined in the following section, it is the advice of officers that further investigative work is needed prior to any formal submission regarding a number of elements hereby proposed. While repairs and sensitive refurbishment would be welcomed, it is therefore advised that a HS should be completed which should ensure that all proposed works are fully considered, explored, assessed and justified. This assessment should be supported by historic plans, photographs and examining records for other properties in this terrace (which may be of use). Where harm is identified, this report should also outline the benefits brought forward by the scheme which might act to outweigh any harm.

6.6. As the hereby proposed development involves a large number of alterations, the following advice shall be split up in a similar matter as seen in paragraph 2.1:

Interior (dwelling):

Flooring

- 6.7. Part of the proposed development would include the replacement of the existing flooring throughout the ground and first floor levels. As was discussed on site, prior to being able to fully assess the impact of these works and therefore their acceptability; investigations should be undertaken to the existing flooring. It should be noted that any historic floor boards would be expected to be retained and repaired.
- 6.8. Whilst there may be potential for new flooring to be laid above the historic boards; detail would need to be provided, including detailed sections, in order to fully appreciate any build up and the impact that this might cause upon other joinery details.

Ceiling

- 6.9. Also included within the proposal is the removal of existing ceilings throughout followed by their repair and reinstatement with plasterboard. In the front bedroom at first floor level, it is proposed for the ceiling to be fully removed; exposing the roof form above.
- 6.10. As was similarly discussed on site, the Council would additionally strongly resist the loss of any historic ceiling. As well as the desire to retain the historic fabric itself, it should be noted that the opening up of the ceiling to the front bedroom would additionally fundamentally alter the original layout and character of this room and would thus be additionally resisted on this basis.
- 6.11. In the case of modern insertions, the replacement of these elements may be acceptable however these should be replaced on a like-for-like basis, with full details of new ceilings (materials etc.) being outlined within any formal submission.

Openings / Layout

- 6.12. The proposal includes the enlargement / creation of a number of openings throughout the dwelling as well as the reconfiguration of the layout at first floor level following the removal of partitioning.
- 6.13. At ground floor level it is considered that the increase in size of openings to the side elevation (above what was approved under application 2014/6564/L) would act to further degrade the significance of the historical floor plan, character and proportions of the building. It is advised that the size of opening approved under the previous application would likely be the maximum size considered acceptable. Regarding the enlargement of the opening between the dining room and kitchen, this change would similarly greatly affect the spatial qualities of the ground floor rooms and thus would require further justification. This work would also likely involve significant structural works, and a full assessment of how this might impact upon the rest of the building would be expected alongside any formal application.
- 6.14. At first floor level, similar concerns are raised regarding the changes to the floor plan, enlarging the opening and removal of the cupboards. Whilst some of this partitioning is clearly a modern addition, again, these elements should be justified and full assessment given to historic floor plans to appreciate the impact that these alterations might cause. Of particular relevance would be the first floor layout/plans of other properties within the terrace. Similarly

to the above the HS should comment upon what impacts would be made on the structural impact and how the works would affect the special qualities and character of these rooms.

Fireplaces

- 6.15. Of the existing fireplaces within the property, the proposals would include the removal of the chimney breast to the GF rear room, and the GF dining room fireplace to be reinstated with a replacement fireplace/hearth.
- 6.16. Similar to other elements discussed, both of these two elements require further investigation and justification, to be submitted as part of the HS alongside any formal submission. Regarding the removal of the chimney breast, although it is accepted that this element is within the more recent extension to the property; a better understanding of the structural implication of its removal upon the rest of the building as well as confirmation of whether this would also necessitate the removal of the external chimney. As the loss of the chimney breast would impact upon the spatial qualities of the GF rear room (as well as the first floor bathroom – assuming the breast would be removed at first floor) any submitted HS should outline the benefits brought forward and whether these might to outweigh any harm caused.
- 6.17. Whilst the principle of the reinstatement of the dining room fireplace as a feature would be welcomed, the choice of the replacement fireplace/hearth would also first need to be better justified to ensure that it was of suitable design. Again it would be expected that this would be informed by historic evidence where available.

External Alterations (dwelling):

Roof alterations

- 6.18. As aforementioned, submitted documents indicated that ceilings to the first floor rooms were to be removed to reveal the internal roof form above. This would include the installation of no.3 rooflights to the side slope of the main roof as well general repairs to the main roof.
- 6.19. The repair of the main roof via the replacement of slates where needed (with like for like replacements) would be much welcomed by the Council. Following discussions on site as well as the advice of para.6.10; it is no longer considered likely that the rooflights would be necessary as the Council would be unlikely to support the removal of ceilings to first floor rooms. Notwithstanding this, if it were intended to convert the attic for habitable space, then rooflights in locations which had minimal visibility, with low profiles and a flush projection with the roof (/ of conservation style) may be considered acceptable.

Windows

- 6.20. The proposal would include the replacement of the existing sash windows with double glazed timber replacements as well as the creation of a new GF side window in the place of the existing 'blind' window.
- 6.21. As was discussed on site, as all elements of existing timber sash windows are considered to form a part of the historic fabric of the property (i.e. including the glass); their replacement would thus not be supported unless very robust justification was forthcoming. In cases where the Council would accept the replacement of historic frames / glass, these replacement would be expected to be like-for-like and not include double glazing. As was discussed on site there

may however be potential for the installation of internal shutters to improve thermal efficiency if necessary.

- 6.22. In terms of the proposed installation of new window to replace the existing blind window; further investigative works are required to ascertain whether this window had been infilled or had been originally designed in. If it were found that historically no windows were in this location, then the window would be expected to remain blind. Further assessment within the HS should additionally aim to appreciate the spatial qualities and character of the front room and anticipate the impacts if an additional window were to be inserted.

Front door

- 6.23. During the site visit it was evident that the existing front door was a later addition, with no historic value. The replacement of this door is thus not objectionable; however its replacement should be sympathetic to the age and style of the terrace. When proposing this replacement door, reference should be made to historic plans, photos or other units within this terrace.

Front garden / railings

- 6.24. The final proposed elements for the main dwelling itself include the repair and upgrade to the outside landscaping as well as front railings, including the installation of new brick piers.
- 6.25. Whilst the repair and improvement of the existing front garden landscaping and means of enclosure would likely be supported by the Council; further assessment and investigation should take place prior to proposing changes to the front railings and insertion of the brick piers as the list description does clearly state that these railings are included. As discussed on site, obtaining a better understanding of the original appearance of this railing would be considered essential prior to submitting proposals including their alterations. Similarly, whilst the replacement of tarmac/modern surfaces with York stone would be supported, the existing stone steps should be repaired rather than replaced where possible.

External Alterations (Rear/Artist Studio):

Enclosed walkway / courtyard

- 6.26. The enclosed walkway and courtyard are as per approved under planning application 2014/6213/P, albeit amendments to the glazing facing the courtyard. The principle of this element is thus not objectionable. When comparing the approved and now proposed design for these fenestrations; it is considered that the a simpler design, with less glazing bars (similar to that approved) would appear to be a more sensitive approach and have less impact upon the setting of the listed building. It is therefore advised that the design for these fenestrations is reverted back to a simpler form.

Partial demolition and replacement of rear outbuilding

- 6.27. The hereby proposed scheme includes significant alterations to the design of the previously approved replacement rear outbuilding including the 'squaring off' of the roof form to remove the previously approved set back at upper level as well as a varied roof form and front fenestrations.
- 6.28. Overall it is considered that approved scheme was somewhat generous, and that further increase to the height of the artist's studio is likely to cause a greater impact and encroachment upon the listed building – including its setting. Although it is acknowledged that

the approved set back is only approximately 2m, the hereby proposed infill would lessen the gap between the two buildings and significantly change the character of the rear of these terraces. Whilst it is also appreciated that the setting of the property has been significantly altered following the adjacent development and allowing construction of the atypical studio – any further alteration must be considerate and ensure the impacts have been fully explored. In this instance, by pulling the recessed element forward so that the height of the front elevation of the outbuilding is in line with the middle of the first floor window opposite, any feeling of subordination between the host dwelling and the outbuilding is lost. As such it is advised that the Council is unlikely to support any further increased to the size of the approved rear outbuilding.

- 6.29. For many of these same reasons, the proposed variations to the fenestration on the outbuilding are considered to be somewhat overwhelming in appearance and out of proportion with the details seen on the listed building. As outlined in para.6.26, it is considered that a more sensitive design which is more informed by the adjacent listed building would be preferable in this instance. It is therefore advised that further exploration and options should be explored to ensure the impact of these fenestrations upon the setting of the listed building is minimal.
- 6.30. Notwithstanding the above it should be noted that the proposed variation of the roof form is not likely to be considered objectionable in design and conservation grounds; with the introduction of a sedum roof producing various public benefits including the softening of views from above, improvements to biodiversity as well as drainage issues.

Residential Amenity

- 6.31. Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which is particularly relevant to this case, include sunlight, daylight, artificial light levels, outlook, sense of enclosure and visual privacy and overlooking.
- 6.32. Of the proposed changes discussed above, the main concern in terms of the impact upon the residential amenities of adjacent occupiers is the alterations to the approved outbuilding replacement. As aforementioned it is the view of officers that, considering the particularly constraint site, the previous approval for the demolition and rebuild of the existing outbuilding was somewhat generous. The hereby proposed scheme would lead to a further increase in the height and length of the resulting flank walls facing towards Lakis Close as well as the rear garden of no.37.
- 6.33. Although it is appreciated that the proposed increase in height and depth of the proposed outbuilding is not all that great when compared to the approved scheme; it is considered that this resulting flank elevation would exacerbate the reduction to outlook, sense of enclosure and loss of light in the adjacent rear garden (with a sheer flank wall with a length of 9m – more than half the depth of the garden – and a height of 4m) and that the additional projection would impact upon the outlook of the opposite property (no.3 Lakis Close) to a level of detriment.
- 6.34. For the above reasons it is considered that the Council would additionally resist the proposed increase in size of the previously approved outbuilding.

7. Conclusion

- 7.1. As outlined at the beginning of the previous section, for the proper assessment of the majority of proposed elements a full Heritage Statement / Assessment would be required alongside any formal submission. This statement should be completed and elements as noted above should be included to ensure all proposed works are fully considered, explored, assessed and justified. This assessment should be supported by historic plans, photographs and examining records for other properties in this terrace.
- 7.2. Notwithstanding the above, a number of the proposed elements would be considered to degrade the significant of the listed building and should be removed prior to any formal submission. These include:
- The replacement windows with timber framed double glazed windows
 - The removal of ceilings to first floor rooms
 - The enlargement of the approved GF side opening
 - The enlargement of the approved outbuilding

8. Planning application information

- 8.1. If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:
- Completed form – Full Planning + Listed Building Consent
 - An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
 - Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
 - Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
 - Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
 - Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
 - Design and access statement
 - Heritage Statement / Assessment
 - Sample photographs/manufacturer details of proposed materials
 - Please see [supporting information for planning applications](#) for more information.
- 8.2. In addition to the above, the following elements/details should be included within any formal application;
- Service routes and risers to show change and any impact upon historic fabric
 - Cornice, skirting details
 - Details of ceilings repairs
 - Flooring details
 - Build up plan for flooring (if required)
 - Details of all new material – including samples
 - Full details of new fireplaces
 - Joinery for new door and new windows
 - Details of window screens or secondary glazing (if required)
- 8.3. We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up site notices on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

8.4. It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact me direct.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

John Diver

Planning Officer

Regeneration and Planning

Supporting Communities

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