

Location Plan & Photos 36 Downshire Hill 2016/6291/P & 2016/6437/P



Photographs



Height of wall to be lowered to match wall on opposite side

1. View of front boundary treatment



2. View of existing main Lightwell



3. View of lightwell on north eastern side



4. View of access to main house & side lightwell to be enclosed



Wall at basement level to be removed

5. View of main lightwell.



Wall between lightwells to be removed.

6. Front facade



7. Similar enclosed front lightwell at no.34 Downshire Hill

Delegated Report		Analysis sheet	Expiry Date:	11/01/2017
(Members Briefing)		N/A / attached	Consultation Expiry Date:	29/12/2016
Officer			Application Number(s)	
Hugh Miller			A: 2016/6291/P B: 2016/6437/P	
Application Address			Drawing Numbers	
36 Downshire Hill London NW3 1NU			See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>A: 2016/6291/P – Construction of roof over front lightwell and extension at basement level; replacement of existing front boundary wall with a low wall surmounted with railings to match existing plus erection of access stairs in the existing front lightwell area and a new railing perimeter.</p> <p>B: Works in association with roofing over front lightwell and extension at basement level; replacement of existing front boundary wall with a low wall surmounted with railings to match existing plus erection of access stairs in the existing front lightwell area and a new railing perimeter.</p>				
Recommendation(s):		<p>A: Grant conditional planning permission</p> <p>B: Grant conditional listed building consent</p>		
Application Type:		<p>A: Full Planning Permission</p> <p>B: Listed Building Consent</p>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p><i>Advertised in local Press on 08/12/2016, expires 29/12/2016</i> <i>Site Notice displayed on 02/12/2016 expires 23/12/2016.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>The Heath & Hampstead Society – Object Concern about the impact on the street appearance and that the basement extensions up to the pavement line do not enhance the character or appearance of this house. Concern that the Heritage Statement was not accessible and this unsatisfactory. That Listed building application was not advertised; and no decision to be taken until these issues raised are dealt with.</p> <p>Officer Comment:</p> <ul style="list-style-type: none"> ▪ <i>As discussed below in paras. 3.1 – 3.5, the proposal would enhance rather than impact detrimentally on the streetscape from the proposed uniform boundary treatments, low-level brick wall and railings and hard and soft landscaping.</i> ▪ <i>The width of the lightwell would not increase from the existing and the proposed enclosure would not have any negative impact on the host building.</i> ▪ <i>The application was advertised in accordance with the Council's Statement of Community Involvement. All the supporting documents were made publically available on the Council's website prior to public consultation as dated above.</i> 					

Site Description

The site comprises a 4-storey, semi-detached, dwelling located on the south side of Downshire Hill, west of the junction with East Heat Road and west of Rosslyn Hill. The building is Grade II listed. It is located within the Hampstead Conservation Area. The house comprises principally a Georgian house built c1830 with a side extension built c1925. There is a narrow, single-storey garage located on the south-west side. The main house has a pitched slate roof and brickwork walls with stucco render finish.

Relevant History

February 2016 – PP Granted - Single glazed windows at second-floor level to be removed and replaced. External white painted metal bars to front 1830s windows to be removed; Ref. 2016/0129/P

Associated - LBC granted - Enlargement of vehicular gate opening and erection of steel post, in association with replacement of the existing hinged vehicular gates with a sliding gate; alteration to planter and installation of track for the sliding gate; with associated hard and soft landscaping works; Ref. 2016/0558/L

April 2014 – PP granted - Enlargement of vehicular gate opening and erection of steel post, in association with replacement of the existing hinged vehicular gates with a sliding gate; alteration to planter and installation of track for the sliding gate; with associated hard and soft landscaping works; Ref.2014/2597/P

Associated - LBC – granted - Enlargement of vehicular gate opening and erection of steel post, in association with replacement of the existing hinged vehicular gates with a sliding gate; alteration to planter and installation of track for the sliding gate; with associated hard and soft landscaping works; Ref. 2014/2759/L

April 2013 PP granted - Demolition of existing conservatory and garage structure and erection of single -storey extension at rear and 2 -storey side extension; including erection of timber screen to boundary wall on west side; ref 2013/1474/P

April 2013 LBC granted - Works in association with demolition of existing conservatory at rear lower ground level and garage structure on west side and erection of single - storey extension at rear and 2 - storey side extension including erection of timber screen to boundary wall on west side; ref.2013/1475/L

June 1997 –PP Granted - Erection of a conservatory at rear basement level; ref. PW9702283

June 1997 – LBC Granted - Erection of a conservatory at rear basement level; ref. LW9702284

May 1992 – PP Granted - Erection of a glazed conservatory at rear ground level together with the erection of a replacement garage to side of building; ref. 9101188/R1.

May 1992 – LBC Granted - Demolition of existing garage building; ref. 9170198

Relevant policies

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

CS11 Promoting sustainable and efficient travel

Development Policies

DP20 Movement of goods and materials)

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

Emerging Local Plan 2015 Policies

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy D1 – Design

Policy D2 – Heritage

Policy A1 – Managing the impact of development

Supplementary Planning Guidance

Camden Planning Guidance:

CPG1 (Design) - 2015

CGP6 (Amenity) - 2011

CPG7 (Transport) – 2011

Hampstead Conservation Area Statement 2001

National Planning Policy Framework (2012)

London Plan (2016)

Assessment

1. Proposal:

A: 2016/6291/P - Construction of roof over front lightwell and extension at basement level; replacement of existing front boundary wall with a low wall surmounted with railings to match existing plus erection of access stairs in the existing front lightwell area and a new railing perimeter.

B: Works in association with roofing over front lightwell and extension at basement level; replacement of existing front boundary wall with a low wall surmounted with railings to match existing plus erection of access stairs in the existing front lightwell area and a new railing perimeter.

2. Revisions

2.1 Officers requested that the setting of the rooflights be changed so that is behind the upstand. Officers have also requested adjusting the rooflight height to be adjusted within the lead roof; and providing enlarged planters to better reflect the relationships of the competing alterations within the landscaping works.

2.2 The key considerations are:

- the impact of the proposal on the character and appearance and special interest of the listed building and on the character and appearance of Hampstead Conservation Area;
- the impact of basement excavation;
- the impact on transport; and
- the impact on neighbouring amenity.

3. Design

3.1 The host building has an existing front lightwell including an additional lightwell on its north eastern side that fronts a later side extension; and it measure approximately (3.5 x 3.4m) 12.0sqm. This largely excavated area is at the same level with the main front lightwell and the existing storage spaces. The front lightwell area is accessed externally via a staircase from the pavement level and secured by a timber gate; and internally at the basement level. It is proposed to enclose this area with hard landscaping to match the existing landscaping and new glazed rooflights.

3.2 The proposals would excavate under the forecourt area in front of the side extension, roughly aligned with the lower-ground floor level – an area currently partially occupied by semi-subterranean storage spaces. The excavation would extend the useable space at this level out to the line of the current plot boundary on the street side, and up to the neighbouring party boundary wall, but these additional volumes would have no appreciable additional visual impact in views from the street.

3.3 The proposals would bring heritage benefits to the landscaping of the forecourt and so the setting of the house itself. In connection with the excavation, new landscaping including substantial planters would be added to the forecourt which is largely void of planting. The front boundary wall – currently a twentieth-century solid wall of limited quality – would be rebuilt to reflect that standing in front of the original elevation, to provide historically-appropriate symmetry and greater quality and visual permeability to the boundary treatment. This will be of benefit to the appreciation of the listed building. The proposals would also replace the non-original railings and stairs to the lightwell area in front of the historic elevation, and install a new doorway and screen beneath the front door bridge, all to improve access here. These works would not harm the special interest subject to sympathetic detailed design,

which should be secured by condition.

3.4 At the ground floor level, set slightly recessed behind a small upstand at the rear of the forecourt, the proposed rooflight would not be visible from the street side, but would appear as a void roughly reflecting the historic open lightwell area void before the historic main elevation of the house. This symmetry and the visual predominance of traditional materials and forms in the new front-forecourt hard and soft landscaping will ensure the legibility of the house's historic volumes and that unhistorical extensions remain subservient to the fabric and forms which are of special interest.

3.5 At lower ground-floor level, an external passageway currently connects rooms standing forward of the extension elevation, via steps, to the street side. The steps would be removed and the space incorporated into the newly excavated extension; but the passageway would be retained as an internal corridor by addition of a glazed rooflight above. The proposed scheme complies with policies CS14, DP24 and DP25.

4. Basement excavation

4.1 Basement and lightwells are characteristic of buildings on the south side of the Downshire Hill. The host building is located in an area of underground development constraints (slope stability and surface water); which normally a BIA assessment demonstrating compliance would have been submitted. However, that with the exception of a few brick planters and concrete steps the subject area as it exists is already largely excavated and due to the shallow level of excavation involved it was not considered that a BIA would be required in this instance. Moreover, there would be very little if any impact on the structural integrity of the neighbouring properties; as the proposed basement extension (which itself is effectively extending an existing basement at the front of the house, rather than excavation of an entirely new basement level).

4.2 The additional engineering works required for the excavation and reinforcement would not interfere with or result in the loss of any historic fabric of value, since the forecourt structures all appear to date from the twentieth century and are of very low significance. The addition of the rooflight will require the infilling of a door and window recess in the lower ground-floor level corridor and WC, which are themselves of no special interest. It is considered that these alterations to the fabric of the host building can be undertaken without residual harm to special interest by their concentration in areas of low significance, and by permitting the associated heritage benefits arising from the proposed landscaping works.

5. Transport

5.1 The basement proposal is considered to be relatively localised and the proposed level of construction for the whole proposal are relatively minor. It is therefore considered that on balance, that neither a construction management plan or a contribution towards repaving the footway adjacent to the site would not be necessary to mitigate any adverse impacts that the construction works may have on the local transport network and neighbouring amenity. The proposal is considered to be in compliance with policy DP20 and is acceptable.

6. Amenity

6.1 The proposed enclosure and new stairs would not have any impact on neighbour amenity, which is due to the nature and location of the works; and therefore no negative harm as it relates to daylight/sunlight, privacy or outlook. Neither would there be any harm caused through light pollution from the proposed rooflights.

7 Conclusion

7.1 The proposed enclosure of the lightwell would enhance the external appearance of the building to

the benefit to the listed building and the character and appearance of the Hampstead Conservation Area of which it forms a part. The proposed scheme complies with policies CS14, DP24, DP25 of the Local Development Framework. It would not impact detrimentally on the appearance of the host building or harm its historic fabric.

Recommendation:

- 1) Grant planning permission subject to conditions**
- 2) Grant Listed building consent subject to conditions**

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd April 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr. Richard Young
Gilmore Hankey Kirke Ltd
Heckfield Place
530 Fulham Road
London
SW6 5NR

Application Ref: **2016/6291/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

30 March 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
36 Downshire Hill
London
NW3 1NU

DECISION

Proposal:

Construction of roof over front lightwell and extension at basement level; replacement of existing front boundary wall with a low wall surmounted with railings to match existing plus erection of access stairs in the existing front lightwell area and a new railing perimeter.

Drawing Nos: Location plan; 01.097P; 01.098P; 00.099P; 02.102P Rev A; 02.103P; 02.104P Rev A; 02.105 Rev A; 02.106P Rev A; Design & Access Statement/ Listed Building appraisal, Ref/File No:HK2/3.1;

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).

Executive Director Supporting Communities



- 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 policies 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 [Location plan; 01.097P; 01.098P; 00.099P; 02.102P Rev A; 02.103P; 02.104P Rev A; 02.105 Rev A; 02.106P Rev A; Design & Access Statement/ Listed Building appraisal, Ref/File No:HK2/3.1;]

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

Informative(s):

- 1 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 Noise and Licensing Enforcement Team, 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.
- 2 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).
- 3 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION

Gilmore Hankey Kirke Ltd
Heckfield Place
530 Fulham Road
London
SW6 5NR

Application Ref: **2016/6437/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

30 March 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
36 Downshire Hill
London
NW3 1NU

DECISION

Proposal:

Works in association with roof over front lightwell and extension at basement level; replacement of existing front boundary wall with a low wall surmounted with railings to match existing plus erection of access stairs in the existing front lightwell area and a new railing perimeter.

Drawing Nos: Location plan; 01.097P; 01.098P; 00.099P; 02.102P Rev A; 02.103P; 02.104P Rev A; 02.105 Rev A; 02.106P Rev A; Design & Access Statement/ Listed Building appraisal, Ref/File No:HK2/3.1;

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

Executive Director Supporting Communities



Buildings and Conservation Areas) Act 1990.

- 2 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.

- 3 Detailed as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan and elevation drawings at a scale of 1:10 or 1:2 as appropriate, of all new railings;

- b) Plan, section and elevation drawings at 1:10 of the new door and screen to the lightwell area, including detailed sections at 1:2 showing glazing bar and typical moulding profiles;

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas) 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning