

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	16/05/2017
		N/A / attached		<b>Consultation Expiry Date:</b>	20/04/2017
<b>Officer</b>			<b>Application Number(s)</b>		
Kristina Smith			1. 2017/0728/P 2. 2017/0750/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Old Conduit House 1 Lyndhurst Terrace London NW3 5QA			Refer to Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
1. Erection of full-width single storey conservatory at lower ground floor level to rear of property 2. Erection of full-width single storey conservatory at lower ground floor level to rear of property and internal alterations at lower ground and first floor levels					
<b>Recommendation(s):</b>		1. Refuse planning permission 2. Refuse listed building consent			
<b>Application Type:</b>		1. Householder Application 2. Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices
Informatives:	
Consultations	
Adjoining Occupiers:	
Summary of consultation responses:	<p><u>A site notice was displayed between 24/03/2017 and 14/04/2017</u> <u>A press advert was published between 30/03/2017 and 20/04/2017</u></p> <p><b>2017/0750/L</b></p> <p>11 Lyndhurst Terrace objected on the following grounds:</p> <ul style="list-style-type: none"><li>No documents available to view online</li></ul> <p><i>Officer response – all the documents related to both applications were stored against the planning permission application reference</i></p> <ul style="list-style-type: none"><li>Conservatory may not be in-keeping with property and would be visible from all around</li></ul>
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><b>2017/0728/P</b></p> <p><u>Heath and Hampstead Society objected on the following grounds:</u></p> <ul style="list-style-type: none"><li>Preservation of property is of prime importance to Hampstead and its character must be retained fully</li><li>Not against an extension in principle but the design must be carefully related to architecture, which the proposal is not</li><li>Drawings are not of sufficient quality</li></ul> <p><u>Hampstead CAAC objected on the following grounds:</u></p> <ul style="list-style-type: none"><li>rounded arch forms to the proposed conservatory to be wrong in principle related to the existing house.</li></ul> <p><u>The Victorian Society objected on the following grounds:</u></p> <ul style="list-style-type: none"><li>A full width conservatory which would obscure the lower ground floor rear elevation should be unacceptable in principle</li><li>Negligible public benefits to offset the high level of harm and therefore contrary to NPPF.</li><li>Proposals are not an informed response to the architectural qualities of the listed building</li><li>Inadequate application material reflecting little understanding of the building</li></ul> <p>Historic England responded with the recommendation that the application should be determined in accordance with national and local policy guidance, and specialist conservation advice.</p>

## Site Description

The application site is a large, semi-detached, Gothic house of 1865 by Burlison and Bell, listed at Grade II\* in 1983. The attached house next door (no. 3) and the surrounding walls form part of the composition and are included in the same listing at grade II\*. The property is in use as a single dwelling house (C3).

The house property is located in the Fitzjohns and Netherhall Conservation Area. The conservation area statement notes the building's contribution, saying that Lyndhurst Terrace has "*a dramatic junction at Lyndhurst Road with distinctive buildings on either side*".

## Relevant History

None at application site

## Relevant policies

### LDF Core Strategy and Development Policies

#### National Planning Policy Framework (2012)

#### London Plan (2016)

#### LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance

CPG1 Design (2015) – paragraph 4.19

CPG6 Amenity (2011)

### Fitzjohns and Netherhall Conservation Area Statement (2001) – pages 24-25 and 38-40

## Emerging Local Plan

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.

The Local Plan policies relevant to the proposals are:

A1 Managing the impact of development

D1 Design

D2 Heritage

## Assessment

### 1. Proposal

1.1. This application seeks planning permission for the following:

- Single storey full-width rear conservatory

1.2 Listed building consent is sought for the above works, as well as the following internal alterations:

- Conversion of bathroom into bedroom; walk-in wardrobe into en-suite bathroom; and bathroom into living area
- Removal of internal partition in kitchen at lower ground floor level

### 2. Assessment

2.1 The main considerations in the assessment of the application for planning permission and listed building consent are:

- Impact on Listed Building
- Design and impact on host building and the Fitzjohns and Netherall Conservation Area
- Amenity

### 3. Impact on Listed Building

3.1 The host building 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 or its setting or any features of special architectural or historic interest which it possesses.

#### Rear conservatory

3.2 The rear of the premises, which is visible over the back garden gate from Lyndhurst Road, is composed of two single-storey wings flanking a semi-hexagonal double-height bay, all decorated with polychromatic patterned brickwork and string courses. The wings and bay have an interesting arrangement of windows and Gothic-arched doorways, and feature an attached column on each side. As a whole, the rear elevation is carefully composed, striking and unusual.

3.3 The applicant proposes to add a bronze-coloured aluminium framed conservatory across the entire width of the house of 3.6m depth. This conservatory would extend in height to the bottom of the sills of the first floor of the double-height bay.

3.4 The applicant states that the conservatory will be made of clear double glazing, and so will not obscure the rear elevation of the listed building. However, glass is far from invisible, and double glazing is highly reflective, especially when viewed at an angle. In reality, the proposed structure would entirely obscure the details of the ground floor, including the plinth, the arcade, its pillars, the ground-floor windows, all three string courses and the polychromatic enrichments of the voussoirs and the brickwork spandrels above and between the arches. The details of the listed building will be concealed both from views within the garden and from public views from the street and from neighbouring houses and gardens.

3.5 According to the heritage statement, the proposed conservatory will be flashed into the brickwork of the grade II\*-listed building which, however carefully done, will involve damaging the polychromatic brickwork across the full width of the rear elevation.

3.6 The drawings do not provide sufficient detail to fully understand the proposal, but the windows of the proposed conservatory appear to be plain curved arches, which are not in keeping with the Gothic arches of the rest of the building. Furthermore, aluminium is not an appropriate material to use in this context.

3.7 The plinth on which the conservatory would sit is proposed to be of polychromatic brickwork, but no details have been supplied, so this part of the design cannot be assessed.

#### First floor internal alterations

3.8 It is proposed to relocate the bathroom to a dressing room situated in the middle of the bedroom and bathroom and use the existing bathroom as a new, larger bedroom. Whilst this is acceptable in principle, there is insufficient detail provided with the application to give confidence that the new plumbing required would not cause harm to historical fabric. It is therefore considered unacceptable.

#### Lower ground floor internal alterations

3.9 It is proposed to remove a section of wall in the lower ground floor kitchen. No justification has been given as to why this is required. Given that an internal wall has already been removed in this room, the alteration would result in further dilution of the original plan form at this level and is therefore considered to be unacceptable.

3.10 The application for listed building consent is therefore recommended for refusal based on the harm caused to the special architectural and historic interest of the listed building without corresponding substantial public benefit.

### **4. Impact on the character and appearance of the host building and the wider area (including the Fitzjohns and Netherhall Conservation Area)**

4.1. The application site is within the Fitzjohns and Netherhall 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, under Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990.

4.2 CPG1 (paragraph 4.19) states that conservatories should normally:

- be subordinate to the building being extended in terms of height, mass, bulk, plan form and detailing;
- respect and preserve existing architectural features, e.g. brick arches, windows etc;
- not extend the full width of a building; and
- be of a high quality in both materials and design.

4.3 The proposed conservatory would be a full-width addition (approx. 10m) to the property's rear elevation that would project 3.6m from the rear wall. The drawings do not consistently represent the height of the proposed extension but it is assumed to be 3.3m. It is not considered this would be a subordinate addition and would serve to overwhelm the rear elevation of the property. As mentioned in the impact on the listed building assessment above, the proposal would obscure architectural details that are integral to the building's character.

4.4 Given the visibility of the rear elevation from the street, the proposal would not only be harmful to the host property but also the streetscene and wider conservation area, contrary to DP24 (Securing High-Quality Design), DP25 (Conserving Camden's Heritage) and CS14 (Promoting High-Quality Places and Conserving our Heritage).

4.5 In terms of detailed design, the approach is not considered to complement the character and appearance of the host property. The submitted information does not provide sufficient detail or

justification for the use or quality of materials and therefore the Council is minded to consider the detailed design is inappropriate.

## **5.0 Amenity**

5.1. Policy DP26 notes that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

5.2 By virtue of the nature and location of the proposals, it is not considered there would be any resultant impact on the amenity of surrounding occupiers in terms of loss of light or loss of privacy.

### **Recommendation:**

- 1) Refuse planning permission
- 2) Refuse listed building consent