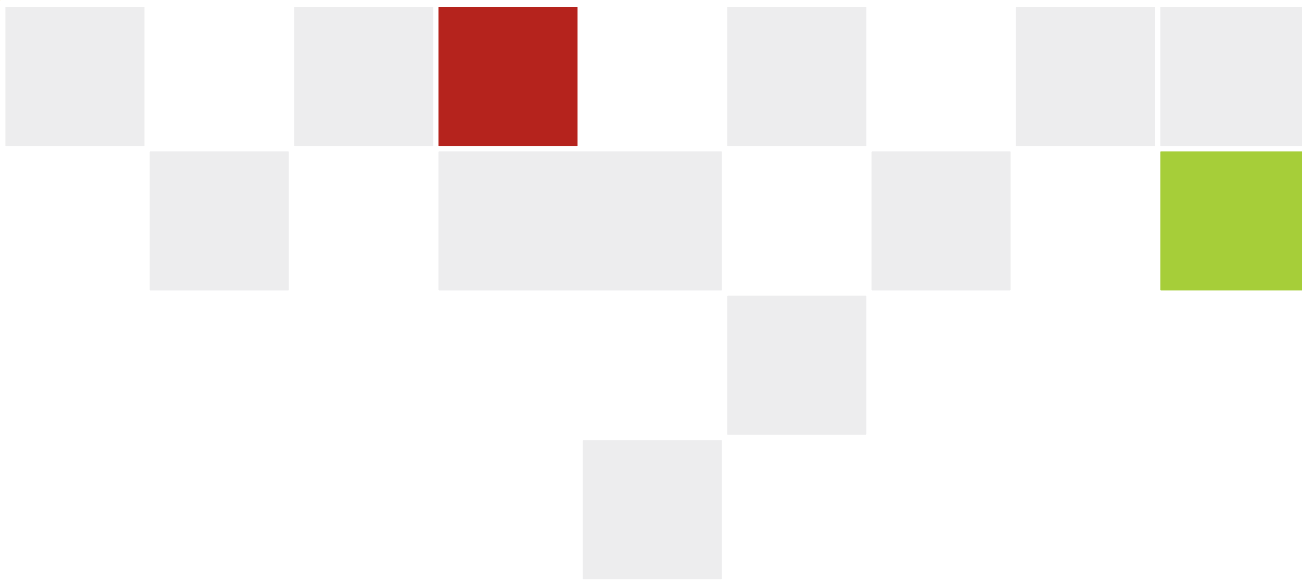




# Planning and Heritage Statement



25A Willow Road, London, NW3 1TL



**Boyer**

Prepared on behalf of M D Beskine | June 2017

## Report Control

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# 1. INTRODUCTION AND PROPOSAL

1.1 The Planning Statement is prepared on behalf of Mr Michael Beskine and Mrs Julia Litvinova to support a planning application for the alteration and extension including landscaping and internal layout configurations of 25a Willow Road (“Proposal”). 25a Willow Road comprises a five bedroom maisonette (“Maisonette 25a”) converted in the 1960s from a Victorian terraced house.

1.2 The proposed development comprises the following;

*“raising of the ridge line and roof by 0.5 metres; removal of chimney caps, and replaced by chimney pots; reconstruction of the front and two of the rear dormers; raising the parapet of the front and rear elevations; the construction of a new entry door and the infilling of the car port to be used as a habitable room; the construction of a balcony on the top of the front bay window; reinstating the front central first floor sash window to its original height; the construction of a new Juliette balcony to the left rear dormer; lowering the rear ground floor window cill; construction of a new first floor rear balcony with vertical picket railings and French doors; moving the refuse storage from the centre of the front elevation to the side boundary; reinstating the path from the street for access on foot; erection of a new steel railing to the front elevation; reconfiguration of the internal layout; with one on-street car parking bay”.*

1.3 The design rationale for the proposal is set out within the Design and Access Statement prepared by Robert Dye Architects LLP.

1.4 This Planning Statement assesses the proposal against the policies in the Development Plan and other material considerations which are relevant to the determination of the application. The statement is structured as follows:

Section 2 – describes the site and surrounding area;

Section 3 – details recent planning history;

Section 4 – provides an overview of the principle national, regional and local planning policy and guidance relevant to the assessment of the proposal;

Section 5 – provides an assessment of the proposal against the provisions of the Development Plan and other material considerations;

Section 6 – concludes the findings of the assessment of the proposal.

1.5 This application comprises of the following documents

- Planning Statement prepared by Boyer
- Design and Access Statement prepared by Robert Dye Architects LLP
- Existing Drawings prepared by Robert Dye Architects LLP
- Proposed Drawings prepared by Robert Dye Architects LLP

## 2. THE SITE AND SURROUNDING AREA

- 2.1 The building is a two storey terraced former house with an additional occupied roof level and a semi-basement situated on the south side of Willow Road near its intersection with Chirstchurch Hill. Hampstead Heath lies on the north side of Willow Road.
- 2.2 The building is divided into two maisonettes; the lower maisonette, no. 25, occupies the basement and two thirds of the ground floor, as well as the front curtilage and the entire rear garden. The upper maisonette no. 25A occupies the remaining ground floor and upper two storeys. The lower maisonette has exclusive use of the rear garden and front terrace whereas the upper maisonette has no outside amenity space although it has front car driveway also serving as the path for access on foot, that provides access to a car port
- 2.3 The rear garden of the building 25/25a is a full storey lower than the street; allowing the basement to open out at garden level and making the rear appear a three storey building with an occupied roof level.
- 2.4 The site is within the Hampstead Conservation Area. Willow Road runs east from the junction of Flask Walk / Well Walk down the hill to South End Road
- 2.5 Whilst the building 25/25a is part of a continuous terrace lining the southern side of Willow Road, it is not part of a group of terraced buildings. It is a unique design in the terrace, which is a patchwork of different building styles. Most of the buildings are three storeys and have semi-basements. Boundaries vary and are either a front wall with piers, caps and railings or a brick wall with a hedge. Bricks generally match the house behind. The terrace is identified in the Hampstead Conservation Area Statement as making a positive contribution.
- 2.6 Although identified as making a positive contribution to the character and appearance of the conservation area the building is not listed, and nor are any of the buildings in its immediate context. There is a Grade II Listed disused cattle drinking trough at the junction of Willow Road and Chirstchurch Hill, which is some 20 metres from the site.
- 2.7 The building is yellow stock brick with a mixed slate and mineralized felt roof with a mixture of original and replacement windows. The replacement windows date from the mid-1960s have single glazing, are poorly fitted which provide poor meagre sound and heat insulation.
- 2.8 The building is adjoined on either side by red brick terraced houses, both higher than number 25/25a, and it is the lowest building along the terrace (recognising the slope of the street upwards to the west). The roof form of the building is pitched with dormers, with a larger expanse of flat roof in the middle of the roof.

- 2.9 There is a car port to the right hand side to the front of the property and a refuse store at the front adjacent to the pavement. The bin store was built on the former pedestrian entry pathway which was not replaced and there remains no dedicated path to enter on foot. The car port combined a former separate entrance and a garage that had been in existence since 1930s. The front boundary retains the original gate-posts but the original street railings have been removed and not replaced. The car port is no longer used because a car cannot exit safely due to the high walls on both sides reducing the visibility.

### 3. PLANNING HISTORY

#### History of the Site

3.1 A search of LB of Camden’s online planning reveals there is a limited planning history for the site listed on the Council website. For completeness, all the records are listed below:

Address	Description of Development / Reference	Decision Date
25 Willow Road NW3 1TL	The erection of a conservatory extension at the rear of No.25 Willow Road.  CTP/E7/13/11/9728	Approved  11/11970
25 Willow Road NW3 1TL	Conversion of 25 Willow Road into two maisonettes with ground floor integral car port and refuse storage compound.  19/1W/TPD.1859	Approved  10/03/1965

3.2 Only one of the above planning permissions has been implemented.

#### Neighbouring Properties

3.3 The following applications are relevant to the current application as they are examples of recent decisions for applications of extensions and alterations of properties on or near Willow Road and within the Hampstead Conservation area.

Property	Application Number	Description of Development	Decision and Date
29 Willow Road, London NW3 1TL	2017/1818/P	Various external alterations including erection of balustrade to create terrace at first floor level, replacement of existing spiral staircase with a straight staircase closer to the eastern boundary, insertion of x2 rooflights in the rear roof slope at first floor level, replacement of existing UPVC/aluminium framed windows and doors with timber framed windows and doors and enlargement of existing window opening to form a door in the properties rear elevation.	Approved  05/06/2017
1B Denning	2016/1638/P	Installation of 2 front dormers and 2 rear rooflights;	Approved



Road London NW3 1ST		alterations to fenestration on side elevations; replacement windows and doors; erection of parapet wall above existing rear extension and installation of access door in association with creation of 2nd floor roof terrace	26/07/2016
21 Willow Road, London, NW31TL	2015/0759/P	Creation of rear roof terrace, removal of roof light on rear roof slope along with installation of 5 rooflights over front and rear roof slope.	Approved 17/06/2015
Flat Top Floor 26 Denning Road London NW3 1SU	2011/0573/P	Erection of front dormer roof extension and enlargement of existing rear dormer roof extension.	Approved 04/05/2011
8 Willow Road, London, NW3 1TJ	2010/5175/P	Additions and alterations, including new handrail and balustrade to front entrance staircase, new boundary treatment, removal of existing doorway at rear lower ground floor level, and alterations to windows on side elevation and to roof light to single dwelling house (Class C3).	Approved 22/11/2010
22 Willow Road, London, NW3 1TI	2009/0127/P	Conversion from two flats to a single dwelling house and works including the insertion of a new door at rear lower ground floor level, replacement and enlargement of rear balcony at ground level and alterations to the front lightwell to include a new entrance at basement level and further habitable accommodation.	Approved 06/04/2009
18 Willow Road, London, NW3 1TJ	2008/2766/P	Erection of a single storey side extension at second floor level to single family dwellinghouse; alterations to rear dormer extension to enclose roof terrace; alterations to front dormer extension; new rooflights and alterations to windows, roofs and door openings.	Approved 07/08/2008
15 & 16A Willow	2006/4173/P	Replacement of upper ground floor rear	Approved

<p>Road London, NW3 1TJ</p>		<p>conservatory to no. 15 Willow Road with new conservatory and balcony; construction of new utility room to no. 15 at lower ground floor level; a new glazed extension at garden level to no. 16A Willow Road following demolition of the existing conservatory; minor alterations to front and rear elevation; and formation of an internal link between no. 15 and the lower ground floor of no. 16 in connection with the incorporation of the existing flat at no. 16A into the dwellinghouse at no. 15</p>	<p>20/11/2006</p>
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## 4. PLANNING POLICY CONTEXT

### The Development Plan

4.1 This section outlines the relevant planning policy context which will be considered in the determination of the application proposals. Section 5 assesses the application proposal against the Development Plan documents which currently comprises the London Plan (as amended 2015) and the Camden Local Plan, which includes:

- Camden Core Strategy 2010-2025 (November 2010);
- Camden Development Policies (November 2010);
- The Council's relevant Supplementary Planning Document have also been considered, in particular Hampstead Conservation Area Statement;
- The emerging Local Plan (2016 – 2031)

### National Planning Policy

#### *National Planning Policy Framework 2012*

- 4.2 In March 2012, the National Planning Policy Framework (NPPF) was published by the Department of Communities and Local Government. The NPPF sets out the Government's economic, environmental, and social planning policies for England; it states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of development management, the NPPF advises that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.
- 4.3 The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system and, which should be seen as a "golden thread" running through both plan making and decision taking.
- 4.4 Paragraph 17 of the NPPF identifies the core planning principles which should underpin both plan-making and decision-making, these include: Finding ways to enhance and improve the places in which people live their lives: Seeking to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.
- 4.5 Paragraphs 132-134 Paragraph 132 of the NPPF seeks to consider the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 4.6 Paragraph 133 and 134 of the NPPF seeks to resist development which leads to harm of designated heritage assets, which should be weighed against the public benefits of the proposal.

- 4.7 Paragraph 135 of the NPPF considers the significance of a non-designated heritage asset, when determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

*Planning (Listed Buildings and Conservation Areas) Act 1990*

- 4.8 S.72 (General duty as respects conservation areas in exercise of planning functions): states that with respect to any building in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

**Regional Planning Policy**

*London Plan 2015*

- 4.9 The London Plan (2016) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development to 2031.
- 4.10 The Mayor's strategic policies aim to provide more homes, promote opportunity and provide a choice of homes for all Londoners that meet their needs at a price they can afford.
- 4.11 Policy 3.5 Quality and Design of Housing Developments states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the Plan to protect and enhance London's residential environment and attractiveness as a place to live. Policy 3.5 refers to the minimum space standards for residential units.
- 4.12 Policy 7.4 Local Character seeks proposals to have regard to the form, function and structure of an area, place, or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features.
- 4.13 Policy 7.6 Architecture states that positive contribution to a coherent public realm and streetscape; by incorporating both high quality materials and design.
- 4.14 Policy 7.8 Heritage Assets and Archaeology states that development within conservation areas should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

**Local Planning Policy**

*Camden Core Strategy (2010)*

- 4.15 The London Borough of Camden Local Plan comprises of the Camden Core Strategy and the Camden Development Policies.
- 4.16 Both documents were the subject of a joint public Examination in May and June 2010. The documents were subsequently adopted in November 2010, and have replaced the previous UDP policies.

- 4.17 The Core Strategy set out the key elements of the Council's planning version and strategy for the Borough up until 2025. The overall vision of Camden's Core Strategy is to create a borough of opportunity.
- 4.18 The vision includes four themes which aim to make sure that Camden adapts to a growing population; has an economy that includes everyone, is connected where people can live active, healthy lives; and create a safe Camden that is a vibrant part of a world city.
- 4.19 The relevant policies contained within the Core Strategy are considered to be:
- Policy CS5: Managing the impact of growth and development
  - Policy CS6: Providing quality homes
  - Policy CS13: Tackling climate change through promoting higher environmental standards
  - Policy CS14: Promoting high quality places and conserving our heritage

*Camden Development Policies (2010)*

- 4.20 Camden's Development Policies Document sets out the detailed guidance and policies to enable the borough to achieve the broader objectives as set out within the Core Strategy.
- 4.21 Policy DP24 – securing high quality design, requires all developments (including alterations and extensions to existing buildings) to be of the highest standard of design and expects them to consider amongst others: the character, context setting and the form and scale of neighbouring buildings; the character and proportions of the existing building where alterations and extensions are proposed; the quality of materials to be used; the provision of visually interesting frontages at street level; the appropriate location for building services equipment; the provision of appropriate hard and soft landscaping including boundary treatments; accessibility; and the provision of appropriate amenity space.
- 4.22 Policy DP25 aims to maintain the character of Camden's conservation areas. The Council will only permit development within a conservation area that preserves and enhances the character and appearance of the area. DP25 recognises that the character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration.

4.23 Policy DP26 aims to manage the impact of development on occupiers and neighbours. The Council aims to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity by considering matters such as: visual privacy and overlooking; overshadowing and outlook; sunlight and daylight levels; and the inclusion of appropriate attenuation measures. In addition developments will be required to provide an acceptable standard of accommodation in terms of room sizes and amenity space; facilities for the storage, recycling and disposal of waste; facilities for bicycle storage and outdoor space for private amenity space wherever practical.

*Supplementary Planning Guidance*

4.24 Camden has adopted eight Planning Guidance documents which cover a variety of topics such as design, housing, amenity and transport. Of particular relevance to this application is Camden Planning Guidance 1 (Design), one of its key messages is for development to provide well-designed layouts, 2 (Housing) and 6 (Amenity) two key messages of which are that development should be designed to protect the privacy of existing dwellings and use mitigation measures when overlooking is unavoidable.

4.25 Significant consideration has also been given to the Hampstead Conservation Area Statement (HCAS). Policy H31 states that because of the varied design of roofs in the conservation area, it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable: where it would be detrimental to the form and character of the existing building, where the property forms part of a symmetrical composition the balance of which would be upset; where the roof is prominent, particularly in long views; and where the building is higher than many of its surrounding neighbours.

4.26 Policy H33 states that where a roof extension is acceptable in principle, it should respect the integrity of the existing roof form, and existing original details should be precisely matched in particular:

- The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.
- Roof extensions should be drained to the rear of the building; no rainwater piping will normally be allowed on the street elevation.
- External works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area.

*Emerging Policy*

4.27 Although not yet adopted, the Council's New Local Plan formal adoption was set for June 2017.

- 4.28 Between 30th January and 13th March 2017, the Council consulted on Main Modifications to the Local Plan. This provided an opportunity to comment on the changes the Council is proposing to the Submission Draft Local Plan (published in February 2016). These are being proposed in light of the inspector's comments during the examination, public representations made about the Plan, and discussions at the public hearings.
- 4.29 Proposed Policy DH2. 4 states that development proposals must seek to enhance buildings which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area. In addition paragraph 3.13 states that development can prove positive by restoring features particularly windows, doors, railings, and gardens.
- 4.30 The emerging Hampstead Neighbourhood Plan is expected to be adopted by the end 2017.

## 5. ASSESSMENT OF THE PROPOSALS

- 5.1 This section assesses the principle of the development and its potential impacts in the context of the aims and objectives of the Development Plan. The section also demonstrates that the proposed development complies with the Development Plan and national planning policy.

### **Principle of development**

- 5.2 Core Strategy Policy CS6 aims to make full use of Camden's capacity for housing and also seeks to provide a home of the highest quality.
- 5.3 It is recognised that within the NPPF, paragraphs 131-134, emphasise that account should be taken of the desirability of sustaining and enhancing the significance of conservation areas.
- 5.4 CPG 1 'Design' seeks that rear extensions are often the most appropriate form of residential extension subject to them being of high quality design in accordance with Development Policies DP24 and DP25 and the design principles of CPG 1, which are discussed in further detail below.
- 5.5 CPG 1 also sets out the key principles for extensions and alterations which all of these principles are adhered to within the design of the proposed extension.
- 5.6 As highlighted in Section 3 above, similar extensions and alterations have been approved in light of policies contained within the current development plan including application reference; 2016/1638/P at 1B Denning Road; 2011/0573/P at Flat Top Floor 26 Denning Road; 2010/5175/P at 8 Willow Road; 2017/1816/P at 29 Willow Road and others all of which are within the same sub area of the Hampstead Conservation Area as the site. This establishes the principle for extensions and alterations amongst this group of buildings.

The proposed extension will significantly improve the standard of living accommodation of the existing dwelling, achieved by a high quality design which enhances the character and appearance of the conservation area.

### **Heritage Considerations**

- 5.7 There is a disused Grade II listed cattle drinking trough at Junction with Christchurch (ref: 1379198). However given the minor alterations it is not considered the proposed development will impact on the Grade II asset. Therefore it is in accordance with the HCAS and paragraphs 132-135 of the NPPF.
- 5.8 The site is located within the Hampstead Conservation Area and is part of a building that has been identified as making a positive contribution to the Conservation Area.



- 5.9 The Development Plan requires development of the highest standard of design that respects the local context and character, preserves and enhances heritage assets, including conservation areas (CS14 - Promoting high quality places and conserving our heritage). All development should consider character and setting, the quality of materials, the provision of visually interesting frontages at street level and the provision of appropriate hard and soft landscaping, including boundary treatments (DP24 - Securing high quality design).
- 5.10 Development Plan Policy DP25 - Conserving Camden's Heritage specifically states that the Council will take account of conservation area statements when assessing applications within conservation areas and only permit developments within conservation areas that preserve and enhance the character and appearance of the area.
- 5.11 CPG 1 relates to Policies CS14 and DP24 and provides more specific guidance on extensions and provides the following general principles:
- i) The architectural character of the building is protected;
  - ii) The character and appearance of the surrounding area is not harmed;
  - iii) The development does not result in the loss of 50% or more of the front garden or amenity area.
- 5.12 Policy CS14 of the Core Strategy and DP25 of the Development Policies Document promote high quality development which preserves and enhances Camden's heritage.
- 5.13 More specifically, Policy DP25 only supports development which preserves or enhances the character and appearance of conservation areas.

## **Design**

### *Alterations to the Roof*

- 5.14 CPG1 states that alterations to roofs should be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. The existing 3.2m long water tank enclosure rises about 1m above the ridge height creating a significant visual blight on the overall appearance of the roof from both front and rear sides. Its removal would therefore be compliant with CPG1, DP24, DP25 and will enhance the overall appearance of the property.
- 5.15 The proposal would entail raising the ridge line and roof by 0.5 metres which would increase the size of the rooms and allow the roof to be upgraded to modern thermal standards. The alterations would be accommodated within the existing roof form. Furthermore the roof height would still remain lower than both neighbouring properties and all other buildings in the section of 8 to 32 Willow Road therefore the alterations would be sympathetic and not harm the character and appearance of the building. Hence they comply with H31, H33, DP24 and DP25.

- 5.16 Reconstruction of both front and rear dormers would allow thermal and material upgrades. CPG1 seeks roof dormers to be sensitively designed to maintain the overall structure of the existing roof form. In addition it states that in number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. Therefore the new proposed dormers will be the same size as the existing but in a style in keeping with the Victorian origins of the building rather than a 1960s mixed plastic, wood and metal composition. The rear left dormer will be repositioned over the windows below which would further enhance the character and appearance of the property.
- 5.17 In accordance with CPG1 the new dormers will be sufficiently below the ridge of the roof and do not cut through the sloped edge of the hipped roof.
- 5.18 Both front and rear parapets will be raised correspondingly with the roof. The parapets will still be below the raised parapets of the party walls and the roof will be lower than both the uphill and downhill neighbours as well as all the other buildings in the terrace of 8-32 Willow Road. Hence the new cornice will thus continue an established pattern on the street. Therefore the building line will remain lower than the buildings in the terrace of 8-32 Willow Road and is not compromised due to the raising of the parapets and therefore comply with CPG1, H31, H33, DP24 and DP25.
- 5.19 The current skylight will be replaced and increased in size with a further two additional skylight proposed within the roof alterations. They will not be visible from the street and will further enhance the amenity of the property regarding daylight and sunlight.
- 5.20 The 1970s chimney caps will be removed and replaced by chimney pots matching the original style in accordance with Policy H33 of the HCAS which will enhance the detail and respect the integrity of the roof.

*New Front Entrance*

- 5.21 The scheme proposes a new front entrance which includes the removal of the current off street parking space as it is no longer adequate to cater for modern cars for parking due to the narrow entrance and width of the car port and when used it restricts access to the maisonette by pedestrians. Therefore it is proposed that the car port is returned to its original use as a habitable space within the dwelling creating an entryway to 25A and allow the ground floor to be properly serviced. In addition it will link up the two separate habitable sections of the Maisonette (on the ground floor and on the upper 2 floors) to significantly increase accessibility and will further improve the security of the property when accessing the new front entrance in accordance with CPG1 and CPG2.

- 5.22 A new entry door will be built to match the design, dimensions and materials of the adjacent door in order to abide by CPG1. The new entrance door to 25A will occupy the same location as the door position in the 1930s and will be constructed of painted timber and render to match, material currently used on the adjacent entrance. In terms of the new pilaster, columns and arches all will be similar to the existing adjacent front porch with new brick posts created to the proposed front entrance of no.25A in order to enhance the front exterior of the property.
- 5.23 H10 of HCAS states that front gardens are an integral characteristic of the Conservation Area; therefore some landscaping will be implemented in order to provide amenity space to the front of the property and further enhance the character and appearance of the area. Therefore the development would enhance the appearance of the building and boundary elevations in accordance with H10, CPG1, DP24 and DP25.

*Other Front Alterations*

- 5.24 The central first floor sash window will be re-instated to full height prior to implementation of the 1965 consent ref 19/1/W/TPD.1859. Hence the new replacement window will be a white timber sash and extended to the original height in order to enhance the appearance and character of the property. In accordance with Policies DP24, DP25 and H17 of the HCAS.
- 5.25 H33 of the HCAS seeks to reinstate any architectural features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots . Therefore the addition of a cast iron parapet rail and balcony to the second floor bay window would further enhance the architectural features and resemble the original Victorian window box casting rails on the first floor and ground floor cills below. This is a common feature along Willow Road as similar balconies have been erected in the immediate vicinity at no.23, no.26, no.27, no.28 and further along at the junction of Willow Road and Christchurch Hill; which all take advantage of the Hampstead Heath aspect. There are 16 balconies [at nos. 1, 3, 6(3), 8 (2), 13, 14, 20, 26(2), 27(3) and 28 Willow Rd] on the front elevations of the 30 houses on the west side of our section of Willow Road from nos. 1 to 32.
- 5.26 H10 of the HCAS seeks to resist the loss of boundary railings as they are an integral characteristic of the Conservation Area and that proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost. A new railing with traditional detailing will be re-instated along the entire front boundary, creating a consistent treatment along the entire length of the wall. Hence it is considered to enhance the appearance of the facades and architectural setting of the buildings in the Conservation Area.

### *Alterations to the Rear*

#### *Balcony & Window Alterations*

- 5.27 Proposed alterations to the rear elevations ground and first floor proposal include the construction of a new Juliette balcony to the left rear dormer and construction of a new first floor rear balcony with vertical picket railings and French doors. The proposal seeks to enlarge the window cill returning and replacing the current metal casements with painted sash windows. This would result in the implementation of the permission 19/1/W/TPD 1859 further enhancing the character and appearance of the property.
- 5.28 Given that the property does not have any access to the front terrace or rear garden; it is proposed that a balcony is added at first floor level. As stated in CPG1 balconies can provide valuable amenity space for flats that would otherwise have no private exterior space. As outlined in CPG1 materials have been carefully considered which are consistent with those used in rear balconies and terraces on the adjacent and facing terraces. In conjunction with the new balcony on the first floor both windows at the left side will be combined into a single enlarged opening centred on the window below. The presence of balconies is an established feature within this part of the conservation area. The introduction of a balcony in this location will therefore not have a detrimental impact upon the character and appearance of the conservation area.

#### **Amenity**

- 5.29 As stated in CPG 6 the balconies have been sensitively designed to protect the privacy of existing and adjacent dwellings to a reasonable degree. The new rear balconies would not cause the loss of any amenity to adjacent properties including overlooking, or loss of privacy. Furthermore the design is in accordance with CPG 6 in that it meets the 18m between the windows of habitable rooms of different units that directly face each other.

#### **Refuse Storage**

- 5.30 As stated in CPG1 adequate space for the storage of recyclables and waste are sensitively located. The refuse storage unit is currently located at the front of the property constructed on top of the former footpath entry way to the maisonette 25A and it restricts the pedestrian access. The current refuse storage unit is disused because it is too small to accommodate current rubbish and recycling wheelie bins. Its design, creates negative impact on the appearance of the property. Hence, it is intended to remove the refuse storage from its current location and re-instate the footpath entrance to the maisonette. A more discreet timber bin store on the left side boundary of the property is to be created which fit current sized recycling and rubbish wheelie bins, which will further enhance the appearance of the property.

### **Parking**

- 5.31 HCAS states there is a preference for soft landscaping to the front of boundaries of properties and any further loss of front gardens due to parking will be resisted. Policy 10 of HCAS seeks to resist the loss of front boundary conversion to parking and the loss of front boundary walls. Therefore new the proposed new entrance will enhance the character and appearance of the property and be in accordance with this policy.
- 5.32 Subject to the new front entrance i.e. the removal of the off street bay; it is proposed to create a new on street parking bay herby reinstating the original curb in accordance with a Section 106 agreement.

## 6. CONCLUSION

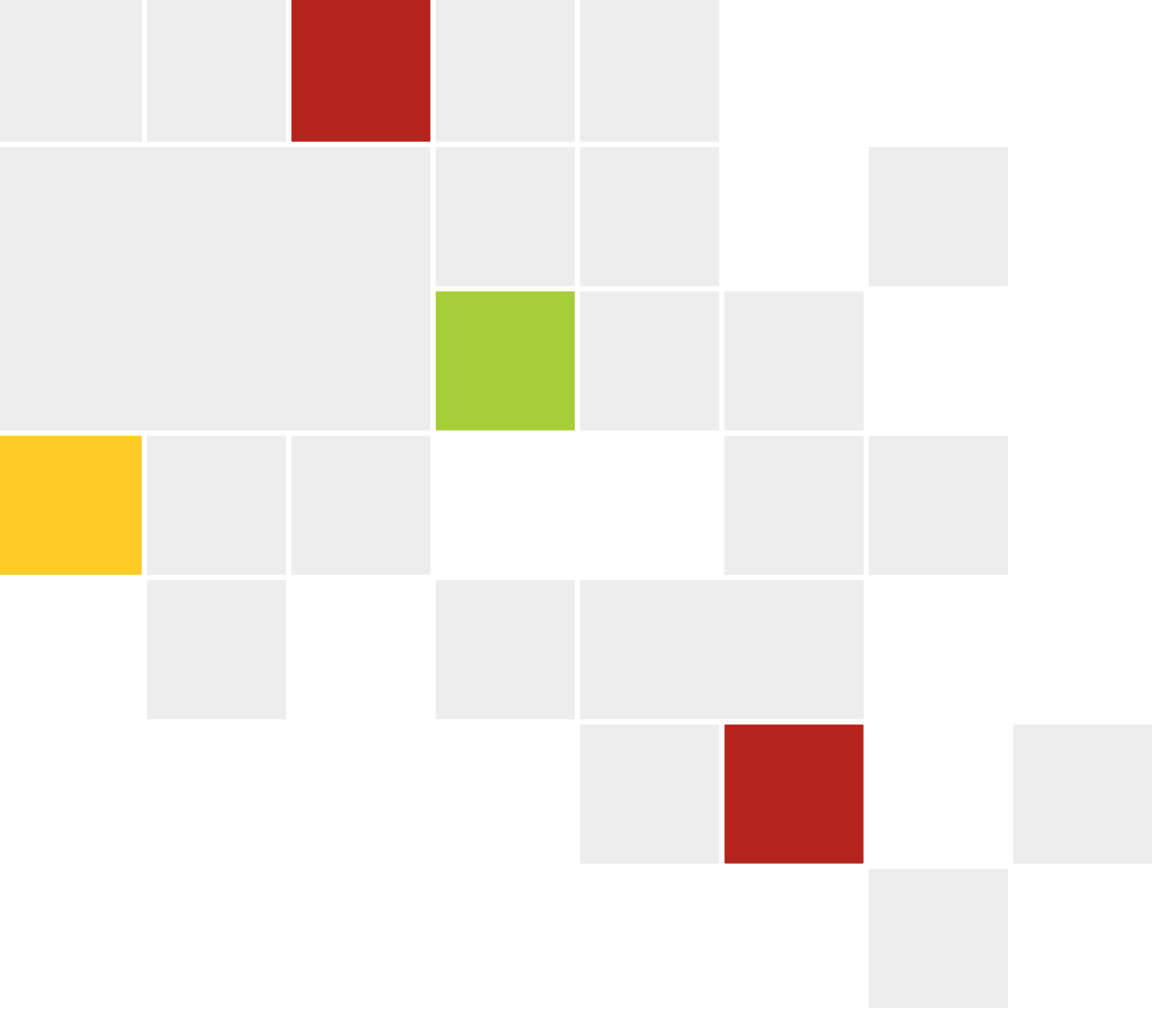
6.1 The proposed development seeks alterations and extension including landscaping and internal layout configurations of 25a Willow Road.

6.2 The proposal would entail the following:

- the raising of the ridge line and roof by 0.5 metres;
- removal of chimney caps, and replaced by chimney pots
- reconstruction of the front and two of the rear dormers;
- raising the parapet of the front and rear elevations;
- the construction of a new entry door and the infilling of the car port to be used as a habitable room;
- the construction of a balcony on the top of the front bay window;
- reinstating the front central first floor sash window to its original height;
- the construction of a new Juliette balcony to the left rear dormer;
- lowering the rear ground floor window cill;
- construction of a new first floor rear balcony with vertical picket railings and French doors;
- moving the refuse storage from the centre of the front elevation to the side boundary ;
- reinstating the path from the street for access on foot;
- erection of a new steel railing to the front elevation;
- reconfiguration of the internal layout; with one on-street car parking bay.

6.3 The building makes a positive impact to the Hampstead Conservation Area. The proposed development will improve the appearance and functionality of the family dwelling, restoring any original Victorian architectural features for instance windows, chimney pots, and roof materials enhancing the character and appearance of the conservation area. The proposals aim to remedy numerous defects associated with the single family dwelling. The benefits will genuinely improve the functionality of the dwelling in a number of features for example creating amenity space; improving the internal layout; and by providing a clear entrance to the property. In addition the sympathetic design does not have an unacceptable impact upon the character and appearance of the dwelling.

- 6.4 The proposed development will not have an unacceptable effect upon the residential amenity of either the existing residents nor upon the future occupiers of the site. The proposed balconies have been sensitively designed in order to reduce any adverse effect upon neighbouring amenity space. The proposal will result in high quality residential accommodation, which meets the national requirements for space standards, daylight and sunlight.
- 6.5 The scheme presents the opportunity to introduce sustainability measures to the building and will ensure compliance with Part L of Building Regulations.
- 6.6 The proposed alterations and extensions comply with adopted policy and in particular, accord with the design principles outlined in policies DM24, DM25, DM26 (and the council's CPG on Design, Housing and Amenity, including the HCAS).



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