

Delegated Report		Analysis sheet		Expiry Date:		08/06/2017	
		N/A / attached		Consultation Expiry Date:		22/06/2017	
Officer				Application Number(s)			
Rachel English				(i) 2017/2150/P and (ii) 2017/2832/L			
Application Address				Drawing Numbers			
16 New End Square London NW3 1LN				See decision notices			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(i) Erection of glazed link between house and garden studio and installation of replacement timber window at rear 2nd floor level.							
(ii) Erection of glazed link between the house and the garden studio and a number of minor modifications to the interior arrangement and the fenestration to the rear.							
Recommendation(s):		(i) Refuse planning permission (ii) Refuse listed building consent					
Application Type:		(i) Householder Application (ii) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Three site notices displayed from 31/05/2017 until 21/06/2017 Press notice displayed from 01/06/2017 until 22/06/2017 No comments received					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC – no response received					

Site Description

The application site is an early 18th century, three storey, mid-terrace residential property with a roof extension situated on the west side of New End Square. The site is located in Hampstead Conservation Area and is Grade II listed.

Relevant History

2014/4150/P & 2014/4340/L - Erection of single storey garden link building with rooflight at rear ground floor level to dwelling house. 2. External and internal alterations associated with the erection of single storey garden link building with rooflight at rear ground floor level to dwelling house. Refused on 10th October 2014 for the following reason:

The proposed single storey rear extension, by reason of its form, location and relationship with the host buildings, would be harmful to the character, appearance and special historic interest of the host buildings and the character and appearance of the Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

2013/4860/P & 2013/4886/L – Planning and listed building consent refused on 12/02/2014 for erection of single storey garden link building with rooflight at rear ground floor level to dwelling house (Class C3).

Reason for refusal:

The proposed single storey rear extension, by reason of its form, location and relationship with the host buildings, would be harmful to the character, appearance and special historic interest of the host buildings and the character and appearance of the Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

PW9702150 & LW9702151 – Planning and listed building consent refused on 11/06/1997 for erection of a mansard roof extension. Reason for refusal:

The proposed extension, by virtue of its design and location would have a detrimental impact on the appearance of this building and the terrace, of which this house forms part, and on the character and appearance of the Hampstead Village Conservation Area.

8703299 & 8770426 – Planning and listed building consent granted on 19/05/1988 for erection of a roof extension for residential purposes.

Enforcement history:

EN14/0172 – Enforcement investigation opened in February 2014 regarding internal works and installation of uPVC windows without planning permission or listed building consent. Not expedient (no action taken at present). It is noted that unlawful works to listed building never become lawful through the passage of time.

Relevant policies

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design
D2 Heritage

Camden Planning Guidance

CPG1: Design (2015) – chapters 1 - 4

CPG6: Amenity (2011)

Hampstead Conservation Area Statement 2001 - All, but in particular page 62

National Planning Policy Framework (2012)

The London Plan (2016)

Assessment

Planning permission and listed building consent is sought for the erection of a link to connect the garden studio with the existing house. It is proposed to be attached to the existing brick boundary wall to the east and constructed of glazed bi-fold doors with a copper roof. The existing brick boundary wall would be built up by 300mm in matching brick to enable the roof height to connect with solid masonry. The bi-fold doors would face into the garden and enable the link to be completely open when necessary.

Alterations would be required to connect the link from the main listed house; including the reconfiguration of the layout within the closet wing by way of reducing the space for the WC to create a hallway and removing the uPVC window and brickwork below to allow access. To enable connection from the link to the existing garden studio, the bottom section of the existing steel window would be removed to allow an opening for access. The proposals include replacement of all the existing uPVC windows to the rear (which are unauthorised works) with timber and alteration to the access into the closet wing bathroom at first floor; which includes repositioning the doorway from the landing.

Recent applications for a similar proposal (2014/4150/P & 2014/4340/L and 2013/4860/P & 2013/4886/L) were refused due to the form, location and relationship of the link with the host buildings. The proposals were found to be harmful to the character, appearance and special historic interest of the host buildings and the character and appearance of the Hampstead Conservation Area.

This application seeks to remedy the issues found in the previous applications and includes a submitted Heritage Statement; which the previous applications lacked. Revisions have also been made by including the lowering of the overall height of the link by 500mm which results in retention of the top section of the steel window to the garden room. The overall width has been reduced and the current scheme sits back from the building line of the closet wing by a brick and a half. The front elevation facing the garden now has full width fully glazed bi-fold doors which would completely retract. The previously refused schemes had timber and glazed panels with solid timber kickboards with matching timber and a glazed double door sitting centrally. Exposed brickwork would now be the finished interior surfaces compared to the previous scheme, which proposed plaster.

Policy D1 of the Camden Local Plan 2017 seeks to secure that developments are of high quality design and preserve or enhance the historic environment and heritage assets. Policy D2 resists proposals that would cause harm to the special architectural and historic interest of the building. Paragraph 4.10 of Camden Planning Guidance 1 – Design (para. 4.10) states that extensions must respect and preserve existing architectural features. The Hampstead CA statement (para. H31) refers to rear infill extensions, stating that the infilling of yards and rear spaces between buildings will generally be unacceptable.

It is acknowledged that the current scheme is an amended version of the previously refused ones; however, the proposed link still follows the same unacceptable principles. It is of similar form and sits within the same location and has a similar relationship with the host and garden building as previously proposed; although now the top section of the steel window of the garden room is being retained and a brick arch to the closet wing. Due to the similarities of the three schemes, the proposed development is still considered to be harmful to the character, appearance and special historic interest of the host building and the character and appearance of the Hampstead Conservation Area. This is contrary to policies D1 and D2 of the Local Plan and guidance within Camden Planning Guidance 1 and the CA Statement.

The proposed extension would marginally project above the existing wall and above the existing wooden trellis which sits above the wall. The nearest neighbouring window is located to the south of the application site and so the proposed extension would not have an impact on sunlight levels. The extension would have an impact on outlook from the rear ground floor windows of no. 18 as it would fill in the gap between the existing buildings; however, this would not be significant enough to warrant an amenity reason for refusal. This application would sit 500mm lower than the previous refusals (2014/4150/P and 2013/4860/P) of which neither were refused on amenity grounds.

Recommendation

1. Refuse Planning Permission
2. Refused Listed Building Consent