

Delegated Report		Analysis sheet		Expiry Date:		12/10/2017			
		N/A / attached		Consultation Expiry Date:		14/09/2017			
Officer				Application Number					
Lisa McCann				2017/3832/P					
Application Address				Drawing Numbers					
6 Oak Hill Park Mews London NW3 7LH				See decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal									
Replacement of existing doors and windows to front, side and rear elevations of dwelling (Class C3) with double glazed, powder coated metal doors and windows.									
Recommendation:		Refuse Planning Permission							
Application Type:		Householder Application							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		<p>A site notice was displayed near the site from the 23/08/2017 (consultation expiry 13/09/2017).</p> <p>The development was also advertised in the local press from the 24/08/2017 (consultation expiry 14/09/2017).</p> <p>No responses were received.</p>							
Hampstead CAAC:		<p>Hampstead CAAC was notified, and one objection has been received.</p> <p>Summary of objection on the following grounds-</p> <ul style="list-style-type: none"> - Insufficient documentation submitted <p><i>Officer Response: It is considered that sufficient information was submitted with the application to clearly illustrate the proposed development and allow for the registration of the application.</i></p>							

Site Description

The subject site comprises an end of terrace of three-storey property, built in the 1960s and constructed from brick with stone cladding. The terrace forms part of Oak Hill Park Mews, branching off Oak Hill Park, a collection of residential buildings within Hampstead Conservation Area. The mews buildings were all built by Michael Lyell Associates in the early 1960's. The redevelopment project of Oak Hill Park won the Civic Trust Award in 1961 in recognition of its design quality.

The application site is a mid-century, end of terrace dwellinghouse. The terrace (comprising no. 4-6 Oak Hill Park Mews) occupies a prominent position in the context of a small Mews development, and commands an elevated position overlooking the small area of open space to the front. The rear of the site is bounded by a substantial wall in excess of 7m in height. There are also long views of the building from Oak Hill Park and specifically through the grounds of no. 4. It was noted on the site visit that group of terrace properties to which the end terrace subject property adjoins currently has a significantly uniform appearance and consistent design across the front elevations in terms of their fenestration design and scale. This group of properties have also retained timber panel detailing along the ground floor level of the front elevations which further adds to their uniform appearance.

The property is subject to an Article 4 Directive (adopted 01 September 2010) which has acted to remove various permitted development rights including works for enlargements, improvements or other alteration to the principal or side elevations. This directive was adopted in order to prevent unregulated harmful works taking place and to ensure that historic / characteristic features are maintained and preserved.

Relevant History

2017/4687/P - Replacement of existing original windows with double glazed powder coated windows and installation of flue to side elevation of dwellinghouse
Registered

2011/3453/P - Installation of two glazed doors with timber sliding shutters to ground floor side elevation of existing dwelling house (Class C3).
Granted 22/08/2011

2007/1885/P - Erection of single storey roof extension to provide additional living accommodation and roof terraces to the existing terrace of three dwellinghouses.
Refused - 03/07/2007

Reason for refusal:

The proposed roof extension, by reason of the resulting additional height and bulk to this building, would fail to respect the setting and scale of neighbouring buildings, and would harm the character and appearance of the Hampstead Conservation Area

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Supplementary Planning Policies

CPG1: Design (2015) Chapters:

- 1 - Introduction
- 2 - Design excellence
- 3 - Heritage
- 4 - Extensions, alterations and conservatories

CPG6: Amenity (2011) Chapters:

- 4 - Noise and vibration
- 5 - Artificial light
- 6 - Daylight and sunlight
- 7 - Overlooking, privacy and outlook

Hampstead Conservation Area Statement (2001)

Hampstead Conservation Area Design Guide (2010)

Assessment

1. Proposal

1.1. Permission is sought for the replacement of the original aluminum and timber framed doors and windows of the dwelling, with double glazed powder coated aluminum framed doors and windows to the front, rear and east flank elevation of the subject property.

2. Assessment

2.1. The main consideration for the purposes of this application are:

- the impact of the proposed alterations to the character and appearance of the host building, group of buildings, street scene and wider conservation area; and
- Impacts upon the residential amenity of neighbouring residents

Impact on design and heritage

2.2. As aforementioned the application site is a mid-century, end of terrace dwellinghouse constructed as part of a single development involving the construction of the entire mews. Although the host building is not listed or specifically highlighted as making a positive contribution to the character of the conservation area, the building and group of buildings are nevertheless of architectural merit. This is by virtue of the surviving architectural integrity of the group; particularly due to its elevational composition, its detailing and the uniformity derived from the original fenestrations and cladding retained across its front, side and rear elevations.

2.3. The dwellings are characterized by their stone cladding material and timber panel detailing to the front elevations. The dwelling sits within a terrace which all maintain their original detailing such as their window designs with fanlight detail and timber panels at ground floor level. As previously explained, the group of dwellings to which the subject property adjoins have also retained a significantly uniform appearance across the front elevations for the reasons outlined above. As such the group of dwellings maintains a high level of uniformity and this uniformity in appearance is a defining feature.

2.4. The following considerations contained within policy D1 'Design' of the Camden Local Plan 2017 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 D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.5. Paragraph 3.7 of CPG1 states: 'We will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area'.

- 2.6. Policy H17 of The Hampstead Conservation Area Statement policy states: *“...existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.”*
- 2.7. CA Policy H21 states: “New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as...materials of adjoining buildings.” CA Policy H22 states: “Modern architectural design will not be resisted per se, but it should be considerate to its context.”
- 2.8. As previously noted, the subject building is sited in a prominent location and the proposed windows, especially to the front elevation, would be visible from the public realm. CPG1 advises that where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, fenestration pattern and proportions, opening method, materials and finishes and detailing (paragraph 4.7).
- 2.9. A site visit confirmed that the terrace row of properties no. 4-6 Oak Hill Park Mews currently have a generally uniform appearance in terms of their similar fenestration design, and scale. It was also noted on site that these properties have all retained timber paneling detail surrounding the fenestration at ground floor level which adds to the consistent design of the terrace frontage. The proposal would entail removing this timber detailing and would significantly alter the appearance of the front elevation. The proposed fenestrations would appear at odds within the row and would result in a loss of the integrity of the group. The design of the proposed fenestration would also exclude the fan light detailing which is currently in situ across the terrace row. Overall the proposal is considered to significantly alter the appearance of the front elevation, breaking the uniform appearance of the terraced properties. The scale and design of the proposed doors and windows and removal of original detailing such as fan lights and ground floor timber paneling would not respect the context of the site surroundings and the uniform character of the terrace row. The resulting dwelling would appear incongruous within the row, harming the group character of the terrace and mews.
- 2.10. Within this context, it is considered that the proposed windows and doors, by virtue of their poor quality and unsympathetic scale and design, would be out of keeping with the character of the row of terrace properties which it forms, and would fail to preserve or enhance the character and appearance of the surrounding conservation area which is not acceptable and cannot be supported.

Impact on amenity

- 2.11. As the windows and doors would replace the existing there would be no increase in overlooking, as such the proposal would not harm the amenity of adjoining occupiers.

3. Recommendation

3.1. Refuse Planning Permission

