

**MARK BROWN**

**87 FROGNAL HAMPSTEAD NW3 6XX**

**PLANNING, DESIGN, ACCESS AND SIGNIFICANCE APPRAISAL**

**JANUARY 2018**

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## 1.0 INTRODUCTION

1. This is a Planning, Design, Access and Significance Appraisal in respect of proposal to extend No. 87 Froggnal by creating a roof extension and ground floor extensions on the north and west elevations.
2. The location and appearance of the site is shown below.



3. A pre-application site meeting took place on 6 September 2017 with Ms Kristina Smith when the initial plans were discussed. The pre-app response helpfully agreed the ground floor extensions would be subordinate to the host property and given the scale and lack of prominence in public or private views, would not impact on the character or appearance of the property.

4. Following the meeting, the plans for the roof extension have been modified to incorporate the Council's design suggestions by retaining the hipped roof profile with a central dormer.

## 2.0 THE SITE

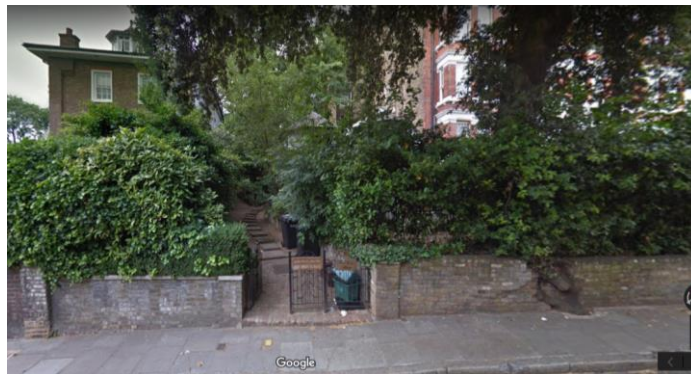
5. This is an inter-war detached house on the west side of Frognal in a sloping location with scattered back land development of various ages around it.
6. The land rises steeply up in the immediate area, westwards from Frognal and to the north. The house's principal elevation faces east down towards Frognal. The house is dominated by the higher buildings uphill to the west and north.



7. The aerial photo above gives a sense of the scale of its surrounding buildings – at the rear (west) is the 4-storey block (including the garages beneath) 6 and 8 Oak Hill Park Mews at a higher level; beside the house (north) is the 3 and 4-storey (with gables and mansard) No 89/91 at a higher level; and in front (east) is the 3 and 4-storey Nos 79 to 81. Also visible further right (north-east) in the photo is the 5-storey Frognal Mansions.
8. It has pedestrian access south of No 85's plot down hill to its garage fronting Frognal. The photo below shows the garage and that the house cannot be seen from Frognal because of the vegetation.



9. No 87 is within the Hampstead Conservation Area but is not identified in the CAS as making a positive contribution to it. Nos 79-83 to the north-east, beyond the larger interwar house at No 85, is listed grade 2. No. 95 further north is also listed grade 2.



10. Our assessment is that the house makes a weak neutral contribution to the appearance of the Conservation Area and is outside the setting of the listed buildings. Accordingly there is no presumption against alteration that does not harm the character of the Conservation Area.

### **3.0 PLANNING HISTORY**

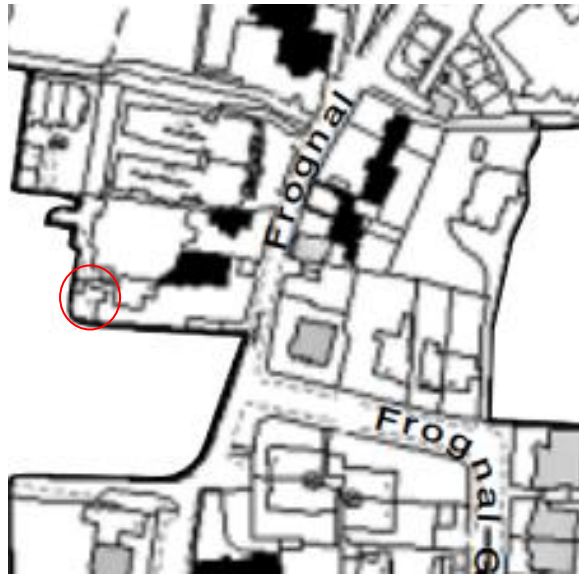
11. The site has no relevant planning history.

### **4.0 PLANNING POLICY**

12. The relevant operational policies are in:
- Hampstead Conservation Area Statement (undated);
  - The NPPF (2012);
  - CPG1 Design (September 2013); and
  - Camden's Local Plan (2017).

### Hampstead Conservation Area Statement (“CAS”)

13. No. 87 is not identified as making a positive contribution to the character and appearance of the Conservation Area.



14. **Guideline H2I** indicates 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 building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.
15. **Guideline H22** recognises Hampstead has a variety of building types, ages and styles and that modern architectural design will not be resisted per se, but it should be considerate to its context.
16. **Guideline H31** states roof extensions are unlikely to be acceptable where:
- *It would be detrimental to the form and character of the existing building;*
  - *The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired;*
  - *The property forms part of a symmetrical composition, the balance of which would be upset;*
  - *The roof is prominent, particularly in long views; and*
  - *The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.*
17. **Guideline H33** highlights where the principal of an extension is acceptable they 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; and*
- *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.*

#### **The NPPF**

18. This expresses current national policy on the impact of development on heritage assets. **NPPF para 17 bullet 10** identifies the relevant core planning principle: *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*
19. **NPPF Glossary** explains what heritage assets are: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).* The Council has not identified or designated No 87 as a heritage asset. The Hampstead Conservation Area is the only relevant designated asset. The site is not within the setting of the listed building to the north east.
20. **NPPF para 128** sets out the duty of an applicant: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...*
21. **NPPF para 132** says *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.*
22. **NPPF para 134** says: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*
23. The influential 2008 English Heritage report **Conservation Principles, Policies and Guidance** set out a method for thinking systematically and consistently about the heritage

values that can be ascribed to a place and concludes they can be grouped into four categories:

- *Evidential value: the potential of a place to yield evidence about past human activity.*
- *Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.*
- *Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.*
- *Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

24. The proposal does not engage any of the above as issues. It has been sensitively designed following pre-app advice to have no impact on the evidential, historical, aesthetic or communal value of the property.

#### **Camden's CPG 1 Design**

25. The following advice is relevant:

26. **Para 4.10** advises rear extensions should be designed to:

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

27. **Para 4.16** recognises certain building forms may lend themselves to side extensions and these should be no taller than the porch and set back from the main building.

28. **Para 5.7** says additional storeys and roof alterations are likely to be acceptable where:

- *There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to reunite a group of buildings and townscape;*
- *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form; and*

- *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*
29. **Para 5.8** states a roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene:
- *There is an unbroken run of valley roofs;*
  - *Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
  - *Buildings or terraces which already have an additional storey or mansard;*
  - *Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*
  - *Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;*
  - *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
  - *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
  - *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form; and*
  - *Where the scale and proportions of the building would be overwhelmed by additional extension.*
30. **Para 5.9** advises materials, such as clay tiles, slate, lead or copper, that visually blend with existing materials, are preferred for roof alterations and repairs. Where roofs are being refurbished, original materials such as keyhole ridge tiles or decorative chimney stacks and chimney pots should be reused. Replacement by inappropriate substitutes erodes the character and appearance of buildings and areas.

#### **Camden Local Plan**

31. **Policy G1 (Delivery and location of growth)** outlines the Council will support development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations.
32. **Policy D1 (Design)** says the Council will seek to secure high quality design in development that respects local context and character and preserves or enhances the historic environment and heritage assets.
33. **Policy D2 (Heritage)** requires new development within conservation areas to preserve or, where possible, enhance the character or appearance of the area.



## 5.0 THE PROPOSAL

34. The application seeks consent to extend the property in the following ways by:
- Raising the roof to create an extra storey;
  - A small single storey side extension on the north side; and
  - A small rounding off of the laundry room on the south-west side.

### *The Roof*

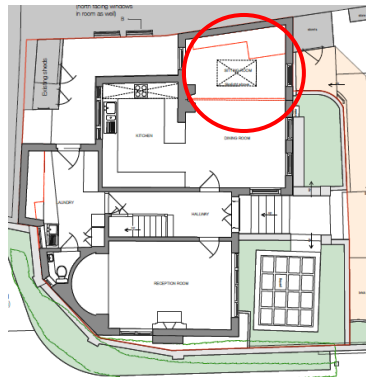
35. As the photo above shows, the house has a shallow pitched hipped roof at present - the red line on the elevations below. These show how it is proposed to raise this by about 1m to create a roof providing habitable space that will be lit by dormer windows.



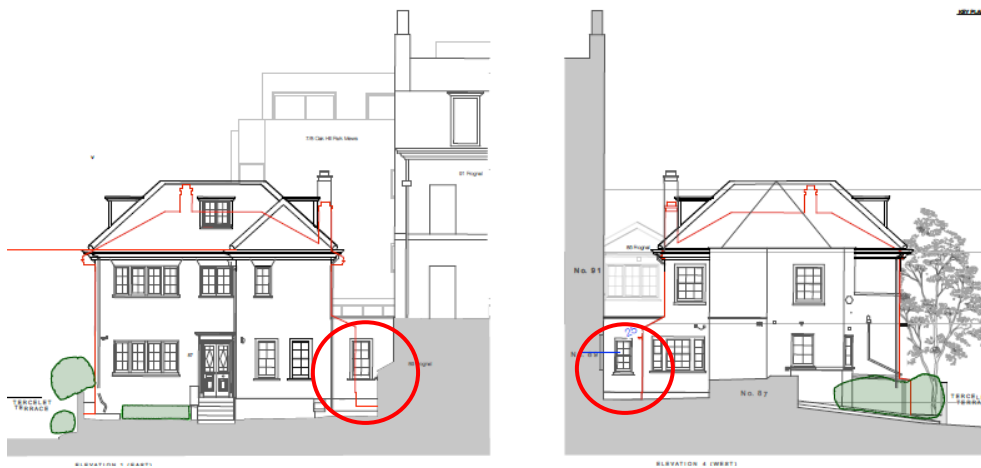
36. The elevations show the actual height of the proposal is dominated by its neighbours at Nos 6 and 8 Oak Hill Way Mews and Nos 89/91 Frogнал. These are much higher. It is consistent with the hipped roof pitch and height of No 85 stepping down the hill.

### *The Ground Floor Side Extension*

37. This is proposed on the north side of the house and is shown below. It replaces a small store projecting from a blank stretch of the flank wall of No 91 (existing footprint red lined).



38. It will be lit by a skylight and windows that match No 87's existing windows on its north and south elevations.

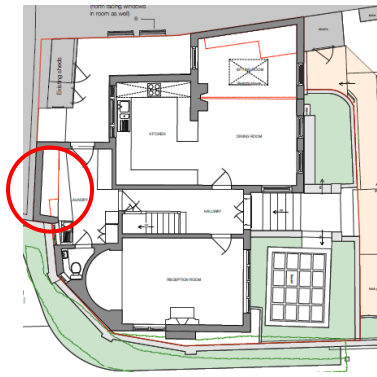


39. The flank wall of No 91 that adjoins the proposal is shown in the photo below.



***The Laundry Extension***

40. This simply rounds of the end wall of the house to the adjoining retaining wall and is tucked away behind the existing rear wall. No new windows are proposed.



41. The pre-app response helpfully agrees the ground floor extensions would be subordinate to the host property and given the scale and lack of prominence in public or private views, would not impact on the character or appearance of the property.

## 6.0 HERITAGE IMPACT

42. The relevant heritage assets are:
- The Hampstead Conservation Area;
  - The Grade II Listed No. 81-83; and
  - The Grade II Listed No. 95.
43. The roof extension has been sympathetically designed by retaining a hipped roof form with a central dormer. This harmonises with the immediate neighbouring property at No. 85.
44. The proposal will not have a harmful impact on the character and appearance of the Conservation Area. It is not within the setting of the Grade II Listed buildings at Nos.81-83 and No. 95 to the north-east.
45. The property has extremely little visibility from Frognal. Following the case law in South Lakeland, the statutory test requires the proposals not to harm the character or appearance of the Conservation Area. The proposals satisfy this test.

## 7.0 ACCESS

46. The site has a PTAL score of 2. Hampstead tube station (Northern Line) is a 5-minutes' walk about 590m to the east. The Hampstead Station Heath Street bus stop with route 46 is 531m from the site. Finchley Road and Frognal surface line is 891m from the site.

## **8.0 CONCLUSION**

47. The Council is respectfully invited to permit the application.