

Delegated Report		Analysis sheet	Expiry Date:	21/12/2017
		N/A / attached	Consultation Expiry Date:	23/11/2017
Officer			Application Number(s)	
Emily Whittredge			2017/4695/P	
Application Address			Drawing Numbers	
The Lodge North End Avenue London NW3 7HP			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey extension to south elevation; installation of external shutters and the formation of first floor roof terraces on north and east elevations; erection of portico and roof terrace to west elevation, and addition of solar panels; alterations to doors and windows; associated landscaping.				
Recommendation(s):		Refuse planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	<p>Site notice: 01/11/2017 to 22/11/2017 Press notice: 02/11/2017 to 23/11/2017</p> <p>The occupant of Sandy House, Sandy Road objected to the development on the basis of:</p> <ul style="list-style-type: none"> • The addition of solar panels is inappropriate and detrimental to the conservation area <p><i><u>Officer response:</u> For an assessment of the scheme's design and impact on the conservation area, refer to section 3 of the report.</i></p>					
CAAC/Local groups comments:	The Hampstead Conservation Area Advisory Committee was consulted by e-mail on 26/10/2017 but did not comment on the application.					

Site Description

The application relates to a two-storey detached Arts and Crafts style dwelling house in the former grounds of Northgate, a more substantial property to the east, for which The Lodge may have been constructed as a lodge house.

The site is located within Hampstead Conservation Area, at the southern end of North End Avenue where it becomes a footpath leading into Hampstead Heath. The site adjoins a private lane leading to the Heath and has a raised rear garden, which is level with its first floor and adjoins North End Avenue. The site shares a private drive with Northgate and its boundary is heavily wooded to the south and west. The property is defined as making a positive contribution to the conservation area.

Relevant History

2013/3790/P - Erection of a single storey rear extension at ground floor level and extension to create two gable bays at rear first floor level, alterations to fenestration including replacement of windows with doors, and addition of balustrades in connection with the creation of two roof terraces on south and east sides to existing house (Class C3). – **Granted 22/10/2013**

2006/1265/P - The erection of a single storey rear extension and a 2-storey gabled rear extension with associated garden excavations, both to provide additional accommodation on the southern side of the existing dwellinghouse. - **Granted 19.5.06 (not implemented)**

2007/5120/P - Erection of a partially submerged rear two-storey extension and replacement of garage door with windows to dwellinghouse - **Granted 11.3.08 (not implemented)**

Relevant policies

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Camden Planning Guidance:

CPG1 (Design) 2015

CPG6 (Amenity) 2011

The Council is reviewing and updating its Camden Planning Guidance documents to support the delivery of the Camden Local Plan following its adoption in summer 2017. A draft CPG on Amenity is currently under review and has limited weight in the determination of planning applications.

National Planning Policy Framework 2012

London Plan 2016

Hampstead Conservation Area Statement 2001

1. Proposal

1.1. The application seeks to extend and alter the dwelling, including the following development:

- Erection of a single storey extension to the south elevation.
- Installation of external shutters and formation of first floor roof terraces on the north and east elevations
- Erection of a portico and roof terrace to the west elevation
- Addition of solar panels
- Alterations to doors and windows
- Relocation of car parking

2. Assessment

2.1. The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Transport
- Trees and landscaping

2.2. Design and conservation

2.3. Local Plan policy D1 requires that all developments, including alterations and extensions to existing buildings, secures high quality in design that responds to and respects local character. Policy D2 states that development within conservation areas must preserve or, where possible, enhance the character or appearance of the area.

2.4. Camden Planning Guidance 1 stipulates that extensions should:

- 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 the existing architectural features.

2.5. The points outlined above will determine the maximum acceptable height for an extension. In most cases, extensions that are higher than one full storey below roof eaves will be strongly discouraged.

2.6. Camden Planning Guidance 1 states that new windows should match the originals as closely as possible in terms of type, glazing patterns and proportions, opening method, materials and finishes, details and the overall size of the window opening.

2.7. The application site is located within the Hampstead Conservation Area, where the building is regarded as a positive contributor to the character of the conservation area. The building is of an Arts and Crafts design with L shaped footprint, steep hipped roofs with a long, decorative ridge, and hanging tile cladding. The property is contemporaneous with the adjoining Northgate and features similar characteristics, including its hipped and gabled roof form.

Single storey extension

- 2.8. Planning permission was granted in 2013 for a flat-roofed single storey extension on the south elevation, but was never implemented. The proposed single storey extension to the south introduces a square hipped roof with a truncated apex containing a flat roof light. This unusual roof form is not sympathetic to the traditional proportions and characteristics of the original building, including the pitch of the roof, which is visibly shallower than that of the host building.
- 2.9. When viewed from the rear garden, the extension roof is offset to the gable above, and its roof rises to the height of the main eaves and cuts across the plane of the first floor window. The walls of the extension would be fully glazed, subdivided with mullions and featuring sliding openings on each of the three sides. Four internal concrete structural columns would be visible through the glass. The use of large-scale glazing in this manner is contemporary in character, which contrasts with the use of the more traditional hipped, tile-clad roof. As such, the structure does not read as either a wholly traditional extension that blends with the design of the host building, or as a contemporary extension that is unmistakably a new addition.
- 2.10. The existing tiered/stepped landscape would be re-shaped around the proposed extension in a high, circular retaining wall constructed of concrete, which would create separation from the garden. The use of the concrete circular form contrasts with the strongly linear design of the host building, and does not appear to reference design characteristics of the buildings or landscaping in this part of the conservation area. The railings which surround the proposed retaining wall add a further uncharacteristic element to the landscaping which results in visual clutter and detracts from the character and appearance of the parent building and the conservation area.
- 2.11. The extension would fail to respect the architectural features of the host building, and would dilute, rather than reinforce, its historic characteristics. By virtue of its form, siting, scale and detailed design, the proposed extension would have an incongruent appearance that would harm the character of the host building and the character and appearance of the conservation area.

Alterations to west elevation

- 2.12. The two projecting wings form an important part of the character of this elevation, which faces the public highway. The house has a flat roofed infill at first floor level between the gables, which is recessed approximately 0.8m. The proposal would move the infill 0.3m outwards so that it is flush with the ground floor wall. By reducing the depth of the recess, and by aligning the first floor wall with the ground floor, the proposed alteration would cause harm to the character of the host building by reducing the articulation of the west façade.
- 2.13. The proposed insertion of a triangular pane of glazing to the gable is out of keeping with the design and integrity of the building. Furthermore, the proposed windows and doors at ground floor level are full-height panes of reeded glass. CPG1 states that new windows and doors should normally replicate the design and materials of the originals on the building, and this is of particular importance for elevations facing the public highway. The application property is of an Arts and Craft style house with existing windows of multiple panes of glass, all of which are relatively small. The proposed insertion of a full height single pane of glass is considered to harm the integrity of the property and would cause some harm to the character and appearance of the conservation area. The installation of contemporary windows and doors in this location would have a detrimental impact on the conservation area, and is not supported.
- 2.14. An entrance portico is proposed between the gables, comprising a flat concrete canopy and two pillars. Railings enclose the edge of the canopy to form a roof terrace for the room above, which would be accessed by new glazed doors that would replace the

existing window. CPG1 states that roof terraces and balconies are generally inappropriate at the front of a building, and in this instance, the alterations proposed would be out of keeping with the Arts and Crafts character of this elevation. The proposed porch with circular columns does not reference the architectural features or materials elsewhere on the host building, and is not acceptable to the principle elevation.

- 2.15. The proposed solar panels on the flat roof between the gables are acceptable, subject to them not projecting any higher than the edge of the roof on the west elevation. The elevation drawings show them as not being visible, and it is expected that the edge or parapet of the roof would conceal them fully from public views. A condition would be added to any decision notice for planning permission requiring details of the solar panels and their relationship to the roof form.
- 2.16. The proposed alterations to the west elevation would have an adverse impact on the traditional architectural features and character of the building, failing to preserve the character and appearance of the conservation area.

Alterations to east elevation

- 2.17. The 2013 planning permission included a first floor roof terrace on the east elevation, similar to that currently being proposed, and the principle of a terrace in this location is considered to be acceptable. The replacement of window units with French doors is acceptable; however, the new doors would not replicate the glazing pattern and proportions of the panes of the original windows, and would therefore cause some harm to the historic character.
- 2.18. The installation of new glazed timber doors at ground floor level to replace the garage doors is acceptable, although their appearance would be improved if the pattern of glazing bars were consistent between the two doorsets.
- 2.19. It is proposed to install external roller shutters above the ground floor doors to the eastern elevation for security. The proposed installation of such shutters is considered an incongruous addition to the property which would cause significant harm to the character of the building, contrary to D1 and D2, both due to the bulkiness of the shutter housing and the appearance of the shutter itself. Internal shutters are suggested as an alternative, and do not require planning permission.
- 2.20. A circular rooflight is proposed to replace one of more traditional proportions within the main roof slope. The shape of this window within the roof would be out of keeping with the age and character of the building, and would be visible from the shared driveway. A replacement rooflight in this location is expected to be of a traditional scale, size and proportions that is sympathetic to the age of the building. A round rooflight is not considered to be appropriate for this context, and would not preserve the character and appearance of the conservation area.
- 2.21. The ground floor is proposed to be clad with concrete render, rather than roughcast render to match the host building. In this instance, and in the context of the conservation area, the use of a different cladding material would not be acceptable in this location.

Alterations to north elevation

- 2.22. To the north elevation, it is proposed to install new timber framed doors. Although the two sets of doors would not mirror each other, this detail is considered minor and would not harm the integrity or character of the host building.
- 2.23. Transport
- 2.24. There is currently an integral garage capable of accommodating one car and an

area of hardstanding in front of it capable of accommodating a further two cars. The proposed conversion of the garage into habitable space and the formation of a replacement parking space along the northern boundary of the site would result in no net increase of car parking within the site. As such, this arrangement is considered acceptable in principle. In the event planning permission were granted, a condition is recommended to secure the conversion of the garage prior to the formation of a new hardstanding.

- 2.25. The development does not involve improvements to an existing dwelling, and therefore the provision of cycle parking in accordance with the London Plan is not required.

Construction Management Plan

- 2.26. It is considered that sufficient space exists within the site and the adjacent private driveway to accommodate construction vehicle movements. As such, it is considered that a Construction Management Plan (CMP) is not required for this particular development. It is noted that planning permission for a similarly sized extension (ref. 2013/3790/P) was granted without a CMP or other similar condition.

- 2.27. As the site is located off the public highway it is considered that the construction process is unlikely to lead to damage to the public highway and as such a Section 106 highways contribution is considered unnecessary in this instance.

Trees and landscaping

- 2.28. No trees are proposed to be removed as part of the development. The arboricultural impact assessment and draft method statement is considered sufficient to demonstrate that the trees to be retained could be protected from harm during development provided suitable working practices are followed. Should the scheme be recommended for approval, a condition is recommended requiring details of tree protection, as the arboricultural method statement submitted with the application is in draft form.
- 2.29. As part of the formation of a new parking space nearer to the public highway, a section of planting would be paved over. CPG1 states that boundary features should generally be retained, especially in conservation areas. The paving over of part of the garden area near the entrance to the site would cause some harm to the appearance of the conservation area, although in the context of the paving of this part of the site, this harm would be limited. The site boundary adjoining North End Avenue would not be altered. On balance, the loss of this part of the garden is acceptable.

3. Amenity of adjoining occupiers

- 3.1. The proposed extensions and alterations would not be of a scale or nature that would impact the residential amenity of the adjoining occupiers.

4. Recommendation

- 4.1. Refuse planning permission