

Delegated Report		Analysis sheet	Expiry Date:	03/07/2018	
		N/A / attached	Consultation Expiry Date:	07/06/2018	
Officer			Application Number		
Sofie Fieldsend			2018/1498/P		
Application Address			Drawing Numbers		
5 and 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 single glazed doors and windows on front/side/rear elevations to No.5 and 6 with aluminium double glazing					
Recommendation:		Refuse Planning Permission			
Application Type:		Full 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:		A site notice was displayed near the site from the 11/05/2018 (consultation expiry 01/06/2018). The development was also advertised in the local press from the 17/05/2018 (consultation expiry 07/06/2018). No responses were received.			
Hampstead CAAC/ Hampstead Neighbourhood forum:		Hampstead CAAC and Hampstead Neighborhood forum were notified, no objections have been received.			

Site Description

The subject site comprises two three-storey houses in a small terrace (4-6 Oak Hill Park Mews). No.5 is sited in the middle and No.6 is the end of the terrace. Oak Hill Park Mews was built in 1962 to a design by Michael Lyell Associates as part of a wider estate for Elsworth Ltd on the site of some Victorian villas. Both properties have unusual slate cladding, and fenestration with architectural framing.

The terrace forms part of Oak Hill Park Mews, branching off Oak Hill Park, a collection of residential buildings within Hampstead Conservation Area.

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

No.6

2018/1971/P - Installation of flue to side elevation– **Refused 21/06/2018**

2017/4687/P - Installation of flue to side elevation, and 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. – **Refused 13/10/2017**

Reason for refusal:

The proposed replacement of doors and windows, by virtue of the loss of characteristic detailing, inappropriate design and resulting loss of uniformity to the group of dwellings, would be detrimental to the character and appearance of the host building, group of buildings and the surrounding Hampstead Conservation Area, contrary to policies D1 (Design) and Policy D2 (Heritage) of the Camden Local Plan 2017.

2017/3832/P - 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.- **Refused 12/10/2017**

Reason for refusal:

The proposed development by virtue of the loss of characteristic detailing, inappropriate design of replacement doors and windows and resulting loss of uniformity to the group of dwellings, would be detrimental to the character and appearance of the host building, group of buildings and the surrounding Hampstead Conservation Area, contrary to policies D1 (Design) and Policy D2 (Heritage) of the Camden Local Plan 2017.

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**

No.4-6 Oak Park Mews

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)

Hampstead Conservation Area Statement (CAS) 2001

Hampstead Conservation Area Design Guide (2010)

Hampstead Neighbourhood Plan (2018)

- Policy DH1: Design

- Policy DH2: Conservation Areas and Listed Buildings

Assessment

1. Background

No.6 Oak Park Mews has previously had identical proposals refused twice under planning ref.'s 2017/4687/P and 2017/3832/P.

This current application now includes No.5 Oak Hill Park Mews, which occupies the middle of this row of terraced properties.

2. Proposal

Permission is sought for the replacement of the original aluminum and timber framed doors and windows on both dwellings, with double glazed powder coated aluminum framed doors and windows to all elevations of both properties.

3. Revisions

3.1 The applicant provided a revised front elevation proposing a reduction in the height of the ground floor windows and the retention of a timber panel above.

4. Assessment

4.1. 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

4.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

4.3. 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*'.

4.4. Policy DH1 of the emerging Hampstead Neighbourhood plan states that development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported. Policy DH2 states that new development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.

4.5. 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.*"

4.6. 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.”

- 4.7. As aforementioned the application site is a mid-century, terraced house constructed as part of a single development involving the construction of the entire mews. The host property is typical of many of the mid-twentieth-century modernist houses within the Hampstead Conservation. It's massing, composition and materiality play with and explicitly reference the traditional forms and features of the more historic local architecture. In this instance that has been executed modestly but with an attractive result.
- 4.8. The 2001 CAS does not identify the buildings as making a positive contribution to the character of the conservation area. In the 17 years since, the quality and value of mid-twentieth-century modernist residential architecture in Hampstead has been reappraised and are now more widely valued, an example would be the designation at Grade-II of the near adjacent Branch Hill Estate in 2010. It is considered that Oak Hill Park Mews makes a positive contribution to the character and appearance of the Conservation Area as part of this modern heritage through the architectural qualities described in this report. Therefore the building and group of buildings are nevertheless considered to be 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. In 2010 an article 4 direction was placed on No.4-6 Oak Hill Park Mews. The Direction ensures that historic features are preserved and, where possible, repaired rather than replaced. This reinforces the architectural merit of the terrace
- 4.9. The dwellings are characterized by their stone cladding material and timber panel detailing to the front elevations. The dwellings sit 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 properties adjoin 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. It is noted that the fenestrations alterations to No.6 have been refused twice in 2017, it is not considered that the inclusion of similar works to No.5 would change the Council's viewpoint about the harm to the uniformity of this terrace as the fenestration would appear at odds with No.4 and result in the loss of the terrace's characteristic detail.
- 4.10. As previously noted, the buildings are 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).
- 4.11. 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 apart from some minor variations at ground floor across the front elevations. 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 originally proposed removing all this timber detailing. Revised plans were submitted showing the retention of some of the high level timber paneling on the ground floor front windows, however the lower level timber paneling of the ground floor window is proposed not to be retained. It is still considered that this would significantly alter the appearance of the front elevations of both properties. 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 elevations, 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 fenestration would appear incongruous within the row as No.4 remains unaltered and result in the loss of their historic fenestration, which would harm the group character of the terrace and mews.

4.12. It is considered that the inclusion of No.5 in this application does not change the Council's stance outlined in the two previously refused applications at No.6 as the proposal would still result in the erosion of the historic fenestration in this terrace.

4.13. 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 host properties, streetscene and wider Hampstead Conservation Area which is not acceptable and cannot be supported. The Council's Conservation Officer objects to this proposal. Therefore this application is contrary to Local Plan policies D1 and D2 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018).

Impact on amenity

4.14. Local Plan Policy A1 and Camden CPG1 Design seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.15. 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.

Recommendation: Refuse Planning Permission