

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/08/2018	
		N/A / attached		<b>Consultation Expiry Date:</b>		02/09/2018	
<b>Officer</b>				<b>Application Number</b>			
Thomas Sild				2018/2882/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
102 Frognal LONDON NW3 6XU				Please refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal</b>							
Erection of replacement first floor side extension following demolition of existing conservatory.							
<b>Recommendation:</b>		Refuse planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Publicity</b>		Press notice: 09/08/2018 – 02/09/2018 Site notices: 03/08/2018 – 27/08/2018					
<b>Adjoining Occupiers:</b>				No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups comments:</b>		Hampstead CAAC – Objection <ul style="list-style-type: none"> <li>Existing conservatory enhances the conservation area</li> <li>New extension would detract from the locality through its design and siting</li> </ul>					

## Site Description

102 Frognal is a three-storey detached dwellinghouse dating from the 19<sup>th</sup> century, situated on the eastern side of Frognal within the Hampstead Conservation Area. The property is not listed but is described as a positive contributor to the conservation area in the Hampstead Conservation Area Statement.

Nos.104 –110 directly to the north of the site are all Grade II Listed. The application building adjoins no.104, an 18<sup>th</sup> century house, at its north east corner. A substantial rear wing of no. 104 partly wraps around the eastern boundary of the site.

## Relevant History

- 11<sup>th</sup> May 2018 – 2018/1046/P granted permission for alterations to side/rear wing roof; Replacement front door and gate; Erection of external bin store; Replacement windows to rear ground floor level
- 3<sup>rd</sup> August 2010 – 2010/2071/P granted renewal of extant planning permission ref:2005/1284/P approved on the 09/09/2005 for the demolition of existing garage and conservatory and erection of new 2-storey dwelling house with garage.
- 9<sup>th</sup> September 2005 - 2005/1284/P granted permission for demolition of existing garage and conservatory and erection of new 2-storey dwelling house with garage
- 12<sup>th</sup> March 1970 - CTP/E6/12/B/8255 granted permission for the erection of a new room over existing garage
- 11<sup>th</sup> November 2968 - CTP/E6/12/B/6190 granted permission for erection of new room over existing garage
- 4<sup>th</sup> April 1960 - TP/26856/NW/28913/16840 granted permission for the erection of a double lock-up garage and the formation of a new means of access to the highway

## Relevant policies

### National Planning Policy Framework 2018

### London Plan 2016

### Draft London Plan 2018

### Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

### Supplementary Planning Documents

Camden Planning Guidance – Design (2018)

Camden Planning Guidance – Amenity (2018)

Hampstead Conservation Area Statement (date)

Hampstead Neighbourhood Plan (2018)

## Assessment

### 1. Proposal

- 1.1. Planning permission is sought for the demolition of the existing side attached conservatory extension above the garage (max 3.6m above first floor level). The existing structure is timber framed with feature arched windows and a pitched, part curving roof.
- 1.2. The proposed replacement would be a largely glazed, contemporary style extension with flat, sedum roof (max 3m above first floor level).

### 2. Assessment

#### 2.1. Design and heritage

- 2.2. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 seeks to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.
- 2.3. Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.4. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.
- 2.5. No. 102 Frognal was made the subject of an Article 4 direction in 1976 to restrict the painting of exterior brickwork in order to maintain the contrast between brick-faced and painted stucco properties. The Hampstead Conservation Area Statement recognises no. 102 as being significant in its positive contribution to the conservation area. As such the Council has placed significant importance of the preservation or enhancement of its appearance and setting.
- 2.6. Planning records indicate the property's garage as dating to c1960. The garage of 102 is noted within the Conservation Area Statement as a building or feature that detracts from the area's character. The existing conservatory to which this application relates sits atop this garage but as acknowledged by the CAAC is considered to be a positive addition to the built streetscene. Its footprint follows a part rectangular, part semi-circular form across the garage. The pitched and curved hipped roof allows the mass and form to appear clearly subordinate to the host building, to which it appears as a sympathetic addition. The curved timber window frames, and solid areas of timber infill reference the host building's style and materiality, complementing its Arts and Crafts architectural character.
- 2.7. The proposed replacement structure would be fully rectangular in form across the full width of the garage roof. Despite the maximum proposed height being 0.6m lower than the existing structure, the combined enlarged footprint and solid flat roof would contribute to the overall mass and form appearing far bulkier and visually obtrusive when compared with the existing structure. The architectural style of the extension would create a very stark form, without discernible merit of its own, and appear at odds with the decorative Arts and Crafts features of the host building.
- 2.8. The extension would be highly visible and prominent in public views from the street and given the site's elevation would have clear visibility for a considerable distance lower down Frognal and in private views from the backs of properties on Frognal Gardens. These views lie within

## Hampstead Conservation Area.

- 2.9. The overall visual intrusion of the mass, bulk and contemporary detailed design of the proposed structure in such a prominent siting would significantly detract from the host building's appearance and character. The Arts & Crafts detailing of the building and its dominant scale in the plot contribute to the character and significance of the conservation area, and the proposals would undermine and compete with the scale in the plot. As such, the development would harm the character and appearance of the conservation area, contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 2.10. No. 102 adjoins a sequence of listed buildings, along nos. 104-110 Frognal. Nos. 104-106 are described as a pair of 2-storey semi-detached cottages, c1762, re-faced late 19<sup>th</sup> century in a Georgian style. They are constructed of brown brick, with no.106 painted. C20 tiled mansard roofs with dormers and end stacks. Their architectural design, detailing and materials are considered to contribute to their significance.
- 2.11. Given the significant set back of these buildings behind the building line of no. 102 along the street frontage, they are not generally visible within the same views as the siting of the proposed replacement extension. However views of the group from the rear would be more significantly impacted. No. 102 is considered significant in its positive contribution to the setting of the listed buildings and is partly attached to no. 104. The bulky, obtrusive and unsympathetic appearance of the proposed extension affixed prominently to 102 at first floor level would be detrimental to the appreciation of the listed buildings, appearing incongruous to their established architectural style, details and materials, and so fail to preserve or enhance the setting of the heritage assets, contrary to policies D1 and D2 of the Camden Local Plan 2017. Here the Council considers there to be harm to a less than substantial degree, but without public benefit.
- 2.12. Neighbour amenity
- 2.13. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.
- 2.14. Given the siting and nature of the proposal compared to the existing arrangement, no significant new impacts on neighbour amenity would result from the proposal. As such the application is acceptable in amenity terms.
- 3.1. **Recommendation**
- 3.2. Refuse planning permission