

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3096/P	c balogh	18/07/2019 11:51:21	OBJ	<p>The 'existing plans and elevations' drawing may show the state of the building as at the date of the drawing (May 2019) but differs significantly from the property's sales particulars when it was auctioned in October 2017, which described it as a 2-bedroom property:</p> <p>http://www.philliparnoldauctions.co.uk/property_details.php?results=1&auctionid=61&id=2465&list=1</p> <p>The layout drawing of the auction particulars, which seems unaltered from the plans for which permission was originally given (1968 : F7/13/A/5068), differs from the application drawing.</p> <p>Building work started in about May 2018. As well as insertion additional openings in the walls and also in the roof (for a skylight) it appears from the application drawing that the property's only outdoor space, a small courtyard at the rear, has been roofed over to an extend the property. Although the drawing shows a rooflight in the resulting flat roof this might be load-bearing, making it also possible to use the roof as a terrace. A terrace in this position would have a severe impact on the amenity of occupiers of the neighbouring property (32 Daleham Gardens).</p> <p>There are no section drawings. Much of the development has already been carried out and are within 2 metres of the boundary: the roofing-over of the courtyard, construction of the flat roof and the rooflight and other new/altered window openings. In order to incorporate the courtyard as an extension it may have been necessary to provide additional internal head height by excavating the floor.</p> <p>The unit's extension and enlargement, at the cost of the (complete) loss of its only outdoor space, should be viewed in the overall context of the Copperbeech development. Copperbeech Close is described in the Fitzjohns/Netherhall Conservation Area Statement as a group of which "the scale and design....sits well in the townscape" (p.15). The architect was Ted Levy (who lived next-door, at 32 Daleham Gardens). Levy also designed a number of other noted 1960s/70s developments in and around Hampstead. In-fill development of the small, triangular site, which lies between 3 substantial Victorian properties (30 & 32 Daleham Gardens, 8 Akenside Road), was controversial. The planning authority rejected a succession of proposals for its development over a period of several years. The main reason for refusal was over-intensification. The Levy scheme which it finally accepted was described as a 'studio' development. It "sits well in the townscape" because the design was for small-scale units. Alterations to the design risk interfering with Levy's original small-scale concept and resulting in over-intensification.</p> <p>4 Copperbeech Close is immediately adjacent to the highway. The proposed alteration of the original fenestration details and also the proposal to replace the existing timber windows with plastic uPVC is regrettable. It would detract from the architect's original concept and would spoil the Copperbeech Close group and the conservation area itself.</p> <p>Part of the boundary wall between the property and the neighbouring one (32 Daleham Gardens) has been demolished. It is unclear whether this has been done as part of the works at 4 Copperbeech Close or at 32 Daleham Gardens (where the garage fronting Akenside Road has been demolished recently (this week)). The lower part of this wall is part of one of the Conservation Area's historic features, the Midland Railway's Belsize Tunnel's boundary walls (which run between Akenside Road, Daleham Gardens (where it is best seen) and Fitzjohn's Avenue).</p>

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The site notice has been fixed to one of the property's downpipes, over a metre from the public footpath and cannot be read without trespassing.
