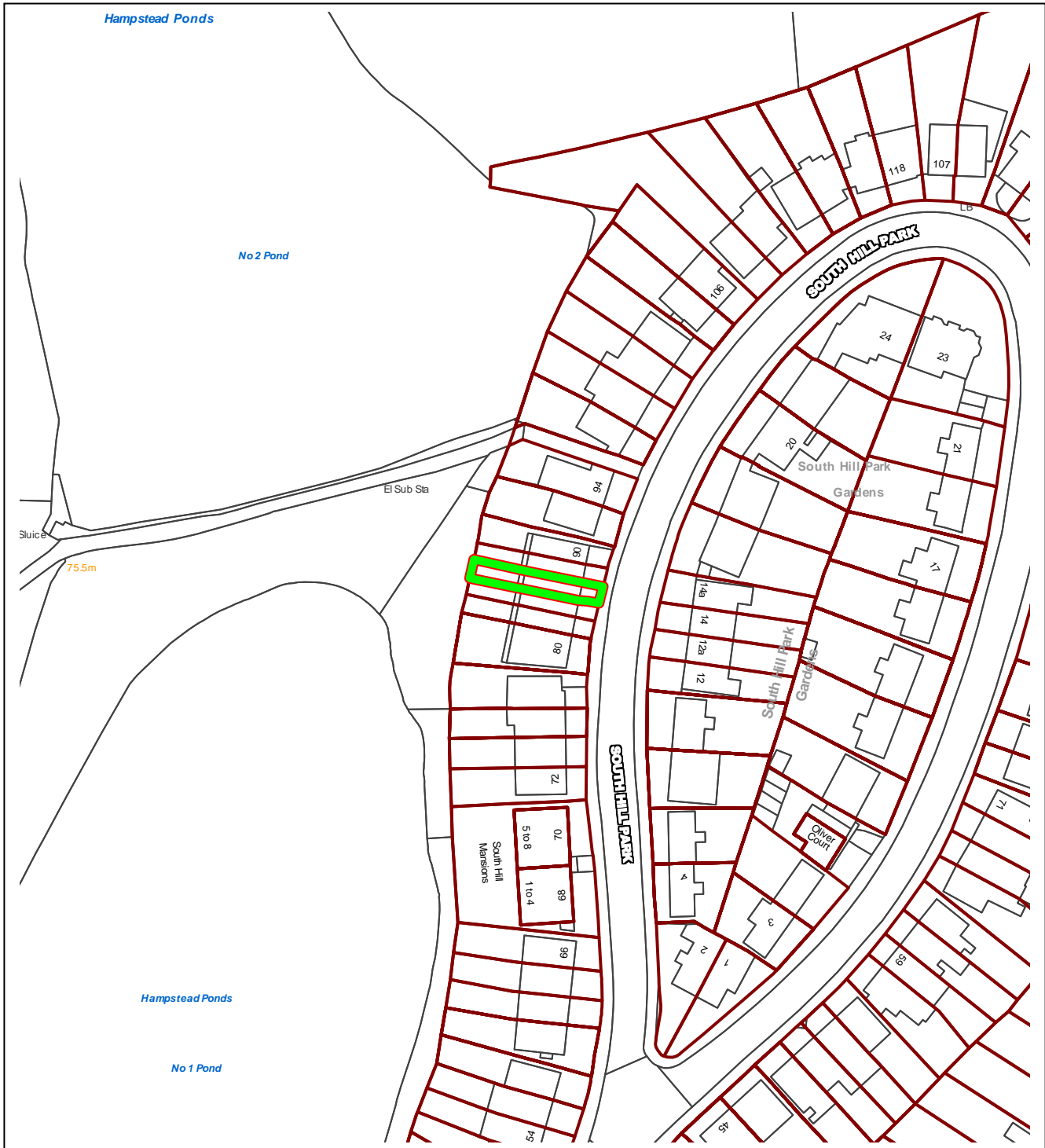


2019/3231/P & 2019/3293/L - 86a South Hill Park



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Photos



Front elevation of wider terrace



Front elevation of No. 86



View of front steps and recessed area



Existing bin storage area



View of rear elevation



View of rear elevation from lower garden



Upper ground floor – looking to rear from within the flat



Lower ground floor – looking into flat from rear



Existing spiral staircase on former open balcony, now enclosed



View of rear of No. 84



View of rear of No. 88

Delegated Report		Analysis sheet		Expiry Date:		19/08/2019	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		08/09/2019	
Officer				Application Number(s)			
Kate Henry				1. 2019/3231/P 2. 2019/3293/L			
Application Address				Drawing Numbers			
Flat A 86 South Hill Park London NW3 2SN				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1. Alterations to main entrance and glazing on rear elevation 2. Alterations to main entrance and glazing on rear elevation; internal alterations, including reinstatement of internal staircase							
Recommendation(s):		1. Grant conditional planning permission 2. Grant conditional listed building consent					
Application Type:		1. Full planning permission 2. Listed building consent					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>Objections have been received from 2 local addresses (84 South Hill Park; 90 South Hill Park), summarised as follows:</p> <ul style="list-style-type: none"> • Design Statement has various errors – it states that original rear wooden doors have been removed but they are still there; the later, outermost, upvc windows detract from the other buildings in the listed block. • Refurbishment works offer the opportunity to restore the building back to its original form; the removal of the original timber screens will lead to a loss of a sense of the original rear elevation. • Replacing the outer glazing in the same position is a lost opportunity to restore the building to its original design, and matching the others in the block. • The proposed upper rear elevation drawing indicates a terrace balustrade that is not shown on plan, indeed there is no terrace. If this balustrade detail is incorporated into the proposed new fenestration, however executed, it will be a crude detail that will not enhance this fine cluster of Post-war Listed Buildings. • No. 86 already detracts from its neighbours, and these proposals are doing nothing to help the situation. • Insufficient bin storage for 2 dwellings will lead to bins being store on the street, to the detriment of passers-by. <p>Objections were initially raised by the occupier of 86B regarding the shared bin store area for Nos. 86A and 86B and the lack of consultation; however, the objection was later withdrawn, following discussions between the interested parties.</p> <p>Officer comment:</p> <p><i>Please refer to section 4 of the Officer's Report.</i></p> <p><i>It is not possible to require the applicant to restore the building to its original layout/design; however, the proposals do represent an improvement over the existing situation insofar as the glazing bars of the new glazed panel will align with the adjacent balcony railings and the glazing will be inset from the rear elevation by 100mm.</i></p>					
Hampstead CAAC	<p>Object:</p> <ul style="list-style-type: none"> • The front elevation attempts to incorporate a small bin store in the entrance screen. While this was a common practice in many modern houses, it appears unsuited to this building and group and in any case inadequate. It is not clear how refuse is currently handled but cutting in such a facility unique to no. 86a might be avoided. 					

	<ul style="list-style-type: none"> • The strong cell-grid form of the group clearly supports sympathetic variations of fenestration between and within house fronts. However, the proposed rear elevation divisions appear rather heavy and finnickly with the added narrow vent panes. • (It appears that each house and/or flat has no external front provision for refuse storage and in these days of urgings to increase recycling a structured wheelie-bins solution may be needed in the near future, possibly somehow a communal effort. At present bins are presumably kept in rear gardens which if so is not ideal) <p>Officer comment:</p> <p><i>Please refer to section 4 of the Officer's Report.</i></p>
<p>Heath & Hampstead Society</p>	<p>Object:</p> <ul style="list-style-type: none"> • The wider block has recently been listed. • The group of 6 were designed as a unified group, but the rear elevation has undergone unsympathetic changes which have reduced the unity and quality of the group. • No bins should be left at street level as a result of changes to the in store. • We would wish to see this application refused until large scale details of materials, organisation, colours, design, etc., of the proposal have been approved by Historic England, the RIBA, The C20th Society, or other appropriately qualified Society. <p>Officer comment:</p> <p><i>Please refer to section 4 of the Officer's Report.</i></p> <p><i>The unsympathetic changes to No. 86 were undertaken prior to the terrace being listed (it was listed in 2015 yet many of the changes date back to the 1980s). It is considered that the proposed changes would represent an improvement over the existing situation.</i></p> <p><i>The Council does not have a statutory duty to consult Historic England, RIBA or the C20th Society for an application of this type. HE are consulted on works to Grade I and Grade II* listed buildings. This property is Grade II. The C20th Society are consulted on all applications for listed building consent involving demolition. RIBA is not a statutory consultee.</i></p>

Site Description

No. 86a South Hill Park is a three storey, mid-terrace, residential building dating from the 1950s which has been split into 2 flats. Flat 86A (the application site) is accessed at lower ground floor level, via an external staircase leading down from street level. The flat is split across the lower ground floor and part of the ground floor. There is a spiral staircase at the rear of the flat which provides access between the two floors. The staircase is in an area of the flat that was once outside on the balcony, but has since been enclosed.

Nos. 80-90 South Hill Park are Grade II listed. The listing description summary notes the following:

“Nos. 80-90 South Hill Park is a terrace of six houses, built 1954-6 to the designs of Stanley Amis and William and Gillian Howell, for themselves and four other families. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the first and second floor extensions above what was originally the garage of No. 80 South Hill Park are declared not of special architectural or historic interest”

The application site is within the South Hill Park Conservation Area. To the rear is Hampstead Heath.

Relevant History

Application site

8401958: Continued use as two self-contained maisonettes including the retention of works of conversion. **Granted 06/02/1985.**

9500587: Continuation of the use of the front ground floor room for office purposes. **Refused 22/06/1995.**

TP52723/17988: In outline, the erection of five four-storey terrace houses on the sites of Nos. 86-90, South Hill Park, Hampstead, and for the formation of five new accesses to the highway. **Granted 17/02/1953.**

82 South Hill Park

2006/2407/P: Extension at rear basement level to single dwellinghouse (amendment to Planning Permission 2006/0673/P approved on 12/04/2006 allowing for alterations and addition to dwellinghouse). **Refused 07/08/2006.**

2006/0673/P: Alterations and addition to dwelling house including the installation of two roof lights, installation of a glass canopy to the existing rear second floor terrace, the installation of new doors and windows to the rear elevation at the basement, ground and second floor, replacement of balustrade to the existing ground and second floor balconies on the rear elevation, and excavation under the forecourt to enlarge the basement of the existing dwellinghouse. **Granted 12/04/2006.**

84 South Hill Park

2009/4582/P: Excavation of front basement area to provide store room and replacement of windows and doors on the front and rear elevations of single dwelling house (Class C3). **Granted 10/12/2009.**

88 South Hill Park

2006/2791/P: Alterations and extensions to the single dwellinghouse to include excavation works to provide a store room under the front driveway to enlarge the existing basement, installation of new windows and doors on each level of the rear elevation, replacement balustrades to the rear ground and second floor balconies and the installation of a roof light. **Granted 11/08/2006.**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

Hampstead Neighbourhood Plan (2018)

DH1 Design

DH2 Conservation areas and listed buildings

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

South Hill Park Estate Conservation Area Appraisal and Management Strategy (2001)

Assessment

1. The proposal

1.1. Planning permission is sought for the following:

- Alterations to main entrance
- Alterations to glazing on rear elevation

1.2. Listed building consent sought for the above, plus the following:

- Replacement front door
- Alterations to front steps, including removal of terracotta tiles and non-original handrail
- Reinstatement of internal staircase and removal of existing spiral staircase
- Amendments to room layouts / partitions

1.3. At the front, the window in the recessed area adjacent to the front door (at lower ground floor level) would be brought forward to align with the edge of the external steps. A recessed bin storage area would be retained below.

1.4. The entrance steps would be refurbished, including removal of the terracotta tiles and the non-original handrail.

1.5. At the rear, the external glazing would be replaced and the new glazing, which would be timber framed, would have a different glazing bar arrangement, with opening panes at each level. The horizontal glazing bars at upper ground floor level would align with the railings on the adjacent properties' balconies.

1.6. Internally, a new staircase, running adjacent to the northern party wall, would be created and the existing spiral staircase towards the rear of the property would be removed.

1.7. At upper ground floor level, the position of the bathroom would be altered and built-in storage

would be created.

1.8. At lower ground floor level, the internal partitions would be repositioned to allow the enlargement of the front room, the creation of a WC, the creation of the staircase and the relocation of the kitchen to the rear of the property.

2. Revisions

2.1. The following revisions have been made during the course of the application:

- External glazing inset by 100mm and confirmation that new timber rails will run through with the original adjacent in terms of level, depth, and position.
- Re-use of original screen along corridor at lower ground floor level.

3. Planning considerations

3.1. The principal considerations material to the determination of this application are summarised as follows:

- Heritage and design
- Impact on neighbours

4. Heritage and design

4.1. The application building is Grade II listed, and the Council has a statutory duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

4.2. The application site is located within the South Hill Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

4.3. At the front, the alterations to the recessed area by the front door are considered to represent an improvement to the host building. The bin store itself would be retained, underneath the window that will be pulled forward in line with the edge of the staircase. There is already a recessed area adjacent to the front door where bins are stored. The proposal seeks to bring forward the window to align with the edge of the stairs, but to retain a recessed area below for continued use as a bin storage area. This will mean that bins will not need to be stored on the street where they would be unsightly. Many of the other properties in the terrace have undertaken similar alterations, for example, Nos. 80, 82 and 90. The occupier of No. 86B has confirmed that they are satisfied with the proposals in terms of bin storage for the two properties.

4.4. Similarly, the proposed changes to the front entrance steps and the front door are considered to be in keeping with the character and appearance of the host building, the terrace and the wider area.

4.5. At the rear, the proposed alterations to the glazing are considered to be acceptable as they will be more in keeping with the character and appearance of the wider terrace and the original design. Unsympathetic alterations were made to the host building in the 1980s when it was subdivided to create two flats. At that time, the building was extended at lower and upper ground floor levels by infilling the open balconies at the rear, which means the outermost glazing sits in a different position to the other properties in the terrace which all retain their open balconies. The proposal to replace the glazing with a new glazing bar arrangement will be more in keeping with the other properties in the terrace, as the new timber rails will run through with the adjacent original railings in terms of level, depth, and position. Whilst the open balconies would not be reinstated and the glazing would still sit further forward than on the

neighbouring properties, the fact the plans have been amended to inset the glazing by 100mm is considered to represent a positive solution.

- 4.6. Internally, the removal of the spiral staircase is regrettable, as this is an original feature and is still evident on other properties in the terrace (as an external staircase, as originally designed); however, due to the way in which the building was subdivided, the spiral staircase is the only link between the two floors and the previous alterations at the rear of the property have compromised this part of the building. The removal of the staircase is considered to cause less than substantial harm to the significance of the designated heritage asset; however, the harm needs to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this case, the fact the proposals will allow the reinstatement of a proper staircase link between the two floors of the flat. This, when balanced against the benefits of the restoration works to the listed building (including the replaced glazing) and when seen as a package in conjunction with the remedial works proposed this would outweigh the harm caused by the removal of the spiral stair.
- 4.7. The new staircase along the northern party wall would be installed in the concrete floor infilled during the 1980's conversion. As there would be no loss of historic fabric this is considered to be acceptable.
- 4.8. The proposed alterations to the internal layout are also considered to be acceptable. The original rear glazed screen will form the glazed internal partition between the entrance hall and the front room at lower ground floor level. In this location it is considered that it will allow greater appreciation of the screen and its retention is welcomed. The original architects' concept of light and transparency in the building will also be reintroduced.
- 4.9. A suitable condition is suggested to ensure that all the works are carried out in such a way that does not cause harm to original fabric and finishes.
- 4.10. Overall, the proposals are considered to be acceptable in this respect. 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 and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5. Impact on neighbours

- 5.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 5.2. Given the nature of the proposed works, it is not considered that there would be an adverse impact on neighbouring properties.

6. Recommendations

1. Grant conditional planning permission
2. Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7th October 2019, nominated members will advise whether they consider this

application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/3231/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 25 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Orcadian Planning
20 St Andrew Street
London
EC4A 3AG
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
86 South Hill Park
London
NW3 2SN

DECISION

Proposal: Alterations to main entrance and glazing on rear elevation

Drawing Nos: Site location Plan at 1:1250; PL-01 Rev B; PL-02 Rev C; PL-03 Rev B; PL-04 rev B; PL-05 Rev B; PL-06 Rev B; Design & Access Statement, dated May 2019; Heritage Statement, dated June 2019

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location Plan at 1:1250; PL-01 Rev B; PL-02 Rev C; PL-03 Rev B; PL-04 rev B; PL-05 Rev B; PL-06 Rev B; Design & Access Statement, dated May 2019; Heritage Statement, dated June 2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policie DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

DRAFT

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION

Orcadian Planning
20 St Andrew Street
London
EC4A 3AG
United Kingdom

Application Ref: **2019/3293/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **3794**

25 September 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat A
86 South Hill Park
London
NW3 2SN

DECISION

Proposal: Alterations to main entrance and glazing on rear elevation; internal alterations, including reinstatement of internal staircase

Drawing Nos: Site location Plan at 1:1250; PL-01 Rev B; PL-02 Rev C; PL-03 Rev B; PL-04 rev B; PL-05 Rev B; PL-06 Rev B; Design & Access Statement, dated May 2019; Heritage Statement, dated June 2019

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location Plan at 1:1250; PL-01 Rev B; PL-02 Rev C; PL-03 Rev B; PL-04 rev B; PL-05 Rev B; PL-06 Rev B; Design & Access Statement, dated May 2019; Heritage Statement, dated June 2019.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to match the material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Any areas of exposed (now painted) internal brickwork, original floor tiles and matchboard timber panelling to the soffits should be retained in situ. Where new finishes are proposed, the existing should be retained in situ and the new fabric installed over with care to avoid damage to the earlier finishes.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
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Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION