

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/09/2019			
		N/A		<b>Consultation Expiry Date:</b>		29/09/2019			
<b>Officer</b>				<b>Application Number(s)</b>					
Nathaniel Young				2019/3597/P					
<b>Application Address</b>				<b>Drawing Numbers</b>					
Athenaeum Hall Vale Of Health London NW3 1AP				See decision notice					
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>						
<b>Proposal(s)</b>									
Replacement of existing tile cladding to front elevation with new solid coat render; replacement of existing tiled pitched roof of front porch with a new lead flat roof; replacement of existing second floor front UPVC windows with new UPVC windows.									
<b>Recommendation(s):</b>		Refuse planning permission							
<b>Application Type:</b>		Full planning permission							
<b>Conditions or Reasons for Refusal:</b>		See Decision Notice							
<b>Informatives:</b>									
<b>Consultations</b>									
<b>Adjoining Occupiers:</b>		No. of responses		00		No. of objections		00	
<b>Summary of consultation responses:</b>		Press notice: published on 05/09/2020 Site notice: displayed from 30/08/2020  No comments were received.							
<b>Site Description</b>									
<p>The application site is a four-storey end-of-terrace building, containing residential flats (Class C3), situated on the eastern side of the Vale of Health.</p> <p>The application building is located within the Hampstead Conservation Area, it is also located within the Hampstead Neighbourhood Forum Area. There is an article 4 which removes permitted development rights as they apply to the painting of the principal or side elevation which fronts a road by virtue of Class C of Part 2 of Schedule 2 of the Town and Country General Permitted Development Order 2015 (as amended).</p>									
<b>Relevant History</b>									
None									
<b>Relevant policies</b>									

## **National Planning Policy Framework 2019**

### **The London Plan 2016**

**The London Plan intend to publish 2019**

### **Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

### **Camden Planning Guidance 2018-2019**

CPG Altering and extending your home

CPG Design

### **Hampstead Neighbourhood Plan 2018**

DH1 Design

DH2 Conservation areas and listed buildings

### **Hampstead Conservation Area Appraisal and Management Statement 2001**

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for:

- Replacement of existing tile cladding to front elevation with new solid coat render;
- replacement of existing tiled pitched roof of front porch with a new lead flat roof;
- replacement of existing second floor front UPVC windows with new UPVC windows.

### 2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Residential Amenity

### 2.2 Design and Conservation

2.2.1 Camden Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Local Plan Policy D1 and Hampstead Neighbourhood plan policy DH1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Local Plan Policy D2 and Hampstead Neighbourhood plan policy DH2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 An article 4 direction was also approved by the secretary of state for most properties within the Hampstead Conservation Area. The Article 4(1) Direction applies only to the fronts of properties, and the sides of properties which face the street, and includes single family dwelling houses and houses converted to flats. It seeks to prevent harmful works taking place and to ensure that Hampstead Conservation Area keeps its historic character and appearance and remains an attractive and desirable place to live into the future.

2.2.3 CPG Altering and Extending your Home states that original windows or those in the style of the original should be replaced or repaired with 'like for 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, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening. While the use of uPVC windows are generally discouraged for both aesthetic and environmental reasons, the replacement windows to the second floor front elevation would be similar in appearance to the existing white UPVC casement windows, and would fit the existing openings, and as such it is not considered that this element of the proposal would cause further harm to the character and appearance of the subject property or wider conservation area beyond what has been established.

2.2.4 The replacement of the tiled pitched porch roof with a lead flat roof is not considered to cause undue harm to the character and appearance of the subject property or wider conservation area.

2.2.5 CPG Altering and Extending your Home states that alterations to a property and the materials used should always be complementary to the existing building and its original features. Consideration of materials should form an integral part of the design process. To do this, you must take into account its existing colours and textures, character and design and the surrounding area. Materials for alterations should weather well, so their ageing process contribute. When repairing existing wall finishes, the composition of the original material should be determined, the defective area cut out and a replacement material of identical chemical composition applied and properly bonded. Concrete or

cement repairs to the masonry, mortar or render of traditional houses are generally non-original, can damage the surrounding historic materials, and should be replaced with lime-based alternatives.

2.2.6 The proposed solid white coat render finish to the entirety of the front elevation of the property is considered to be unacceptable and contrary to the policies and guidance outlined above. Not only would the change in materials be unacceptable with the loss of the original red hung tiles but also the replacement white coat render finish would be an incongruous feature, highly visible from short and long views as it would cover the full front elevation of the building, and as such would detract from the character and appearance of the subject property, terrace grouping and wider conservation area. The proposed white render finish is also considered to be more susceptible to weathering and poor ageing.

2.2.7 Para 196 of the NPPF (2018) states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The proposal would result in 'less than substantial harm' to the character, appearance and historic interest of the conservation area as well as to the host property. The new solid coat render finish, lead porch flat roof and replacement UPVC windows do not contribute sufficient public benefit to outweigh the less than substantial harm to the conservation area. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.2.8 The proposed solid coat white render front elevation, by reason of the design and materials represents an incongruous alteration which would cause unjustified harm to the character and appearance of the subject property, terrace grouping, and surrounding conservation area contrary to policies D1 (Design) and D2 (Heritage) of the Local Plan (2017), policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan (2018), the London Plan (2016), the London Plan intended to publish (2020), and the NPPF (2019).

## **2.3 Residential Amenity**

2.3.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents.

2.3.2 The proposal would involve no notable increase in bulk and mass, no change in use, or afford any new views. As such, it is not considered there would be any detrimental impact to residential amenity.

## **3.0 Recommendation**

### **3.1 Refuse permission**