

Address:	14 New End Square NW3		3
Application Number:	PWX0102151R3	Officer: Charles Thuaire	
Ward:	Hampstead Town	Case File: E7/2/B	
Date of Application:	10.12.01; R3: 24.9.02		
Proposal:	Erection of a mansard roof extension, incorporating an existing stair tower, to provide additional habitable accommodation for the existing dwellinghouse, together with minor façade alterations; as shown on drawing numbers 0132.001C, 003D, 004A, 006; 2 x A4 perspective sketches		
RECOMMENDATION SUMMARY: Grant planning permission subject to S.106 (FP6)			
Applicant:	Agent:		
A. Jacobs	Molyneux Kerr		
14 New End Square	112 Tabernacle St		
	EC2		

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3	Residential	143m ²
Proposed	C3	Residential	165m ²

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	House					1				
Proposed	House						1			

Related Applications		4/5
Address:	16 New End Square NW3	
Application Number:	PWX0102152R3 Officer: Charles Thuairé	
Ward:	Hampstead Town Case File: E7/2/7	

Date of Application: 10.12.01; R3: 24.9.02

Proposal:
 Erection of a mansard roof extension, to include a new stair tower, to provide additional habitable accommodation for the existing dwellinghouse, together with minor façade alterations;

as shown on drawing numbers - 0132.002F, 003D, 004A, 005C; 2 x A4 perspective sketches

RECOMMENDATION SUMMARY: Grant planning permission subject to S.106 (FP6)

Date of Application:	10.12.01; R3: 24.9.02	
Application Number:	LWX0102153R3	Case File: E7/2/7
Proposal:	Erection of a mansard roof extension, to include a new stair tower, to provide additional habitable accommodation for the existing dwellinghouse, together with minor façade alterations;	
as shown on drawing numbers - 0132.002F, 003D, 004A, 005C; 2 x A4 perspective sketches		

RECOMMENDATION SUMMARY: Grant listed building consent (LACC)

Applicant: C.Waibel 16 New End Square	Agent: Molyneux Kerr 112 Tabernacle St EC2
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Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3	Residential	154m ²
Proposed	C3	Residential	179m ²

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	House					1				
Proposed	House							1		

OFFICERS' REPORT

These applications are being reported to the Sub-Cttee as they are being recommended for approval subject to a S. 106 legal agreement to ensure that both developments are implemented simultaneously, in order to safeguard the appearance of the buildings and the character and appearance of this part of the conservation area.

1. SITES

- 1.1 These 2 properties are a pair of 3 storey plus basement dwellinghouses, forming part of a terrace with no.18 to the west, and all originally built in Georgian style in the 18thC. No.16 is Grade 2 listed, built in 18thC, re-faced in 19thC, and partially rebuilt following war damage in 20thC. No.14 is not listed, as it was rebuilt after the war due to bomb damage and has different details with a double set of windows on the front elevation. Both properties have stock brick walls, timber sash windows, post-war flat roofs and projecting chimneystacks; no.14 also has a projecting stair-tower at the rear giving access to the flat roof, together with a water tank. No.18 is Grade 2 listed and similarly designed, but is a double fronted property and has a later pre-war pitched and tiled roof extension with hips on both sides and 2 dormers at front and one wide dormer at rear.
- 1.2 All 3 properties face the triangular open space of New End Square, and form an important built edge to the western side of this square. They are very visible in long views from Flask Walk downhill of this square. They are located in the Hampstead conservation area and no.14 is identified in the Hampstead Conservation Area Statement as making a positive contribution to the conservation area.

2. THE PROPOSAL (essentially the same for both properties)

Original

- 2.1 Erection of mansard roof extension to both properties, retaining original stair tower at rear of no.14 and with new stair extension at side of no.16; parapet raised, 2 new rainwater pipes located at front, brick arches to windows of no.14 changed.

Revision 1

- 2.2 Reduced width of French doors at rear of both, chimneystack lowered, changed window at rear of no. 14's stair tower; perspectives and sections/side elevations shown, plans generally corrected.

Revision 2

- 2.3 Side dormer to no.16 reduced in size to asymmetrical shape, front parapet raised to mask dormer window sills, front rainwater pipes reduced to one central one, brick arch of no. 16's 2nd floor changed to match others (following Hampstead CAAC comments); perspectives provided.

Revision 3

- 2.4 Side roof extension to no.16 replaced by new rear stair tower to match existing one at no.14, front rainwater pipe omitted.

3. RELEVANT HISTORY

- 3.1 6.6.88- pp/lbc granted for roof extension at no.16 only (not implemented).
- 3.2 11.6.97- pp/lbc refused for roof extension set back behind roof terrace at no.16.
- 3.3 1998 - advice given that joint proposal for mansard at both nos. 14 & 16 might be acceptable, provided that it matched no.18 to maintain symmetry.

4. CONSULTATIONS (for both properties)

Statutory Consultees

- 4.1 English Heritage- Not consulted as roof extension does not involve substantial demolition nor loss of historic fabric at no.16.

Conservation Area Advisory Committee

- 4.2 Hampstead CAAC comment - dislike 2 more dormers, but doubt that objection can be sustained given precedent of no.18.
R1- no objection, but suggest that 2nd floor lintel of no.16 should match that of no.14.
R2 - not consulted
R3 - no objection.

4.3 Adjoining Occupiers

	Original	R1	R2/3
<i>Number of Letters Sent</i>	17	17	00
<i>Number of responses Received</i>	01	00	00
<i>Number in Support</i>	00	00	00
<i>Number of Objections</i>	01	00	00

- 4.4 67 New End objects - loss of light, loss of views from upper floors thus loss of property value; increased noise into rear garden areas from higher roofline; mansard roof higher than no.18 next door.

5. POLICIES

Camden Unitary Development Plan 2000

- 5.1 EN1- environmental amenity (*complies*)
EN13- design (*complies*)
EN14- setting (*complies*)
EN19- neighbour amenity (*complies*)
EN31- conservation areas (*complies subject to requirement in S.106*)
EN38- listed buildings (*complies*)
EN21- alterations (*complies*)
EN24- roof extensions (*complies subject to requirement in S.106*)

Supplementary Planning Guidance

- 5.2 Roof alterations and extensions
Hampstead Conservation Area Statement

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of these applications are summarised as follows: impact on appearance of buildings, on special interest of the listed building, and on the character and appearance of the conservation area.
- 6.2 This scheme follows previous abortive attempts to secure permission to erect a roof extension at no.16. Advice was given by officers subsequent to the most recent refusal, that a roof extension was acceptable in principle, given the precedent set by no.18 next door, *provided* that it was designed as a symmetrical mansard for both properties at nos.14 and 16 with tiled hips and balanced dormer windows to match the design and height of no.18 and to respect the character of the Georgian-style buildings and the contribution that all three properties make to the enclosure of the Square and the character and appearance of the conservation area. Thus the two owners of the individual properties have submitted jointly 2 applications for such a mansard roof extension, to be implemented jointly so that a symmetrical and balanced result is obtained. The combined roof extension will provide 2 additional bedrooms for no.16 and one additional bedroom for no.14.
- 6.3 Protracted negotiations have ensured to ensure that the design is correct in historic building terms and appropriate in terms of impact on the townscape and conservation area. The finally revised design is now considered acceptable in the circumstances and context of the properties and the immediately surrounding area.
- 6.4 The double pitched mansard as originally proposed was considered too high and steeply pitched in relation to no.18 next door; however, although a flat-topped extension to match that at no.18 was originally preferred to reduce the visual impact, it was subsequently accepted by officers that a traditional mansard roof extension could be acceptable, as the upper pitch of the mansard (with a use of slates rather than tiles) was actually architecturally correct for the age and style of the property and would be hardly visible or noticeable in long views uphill from the Square. The resulting roof extension would thus complement and balance that of no.18 next door, if built in its entirety for both properties as one entity. The raised front parapet as revised is considered to be appropriate, as it reflects the higher position of the property in relation to no.18 and improves the proportions of the upper floor. The replacement of front window brick arches by more historically correct gauged ones and the omission of rainwater pipes from the front is now considered to be acceptable. The details of the front and rear dormer windows, and the materials including slate roof covering, are also considered to be acceptable in design terms.
- 6.5 Most discussions have centred on the merits of the staircase access enclosures. Although it would have been preferred to remove the existing staircase tower at no.14 and to incorporate this in the new mansard extension, it is accepted that it is an existing feature that does not seriously detract from the appearance of the building or from the character and appearance of the conservation area, and that it would be difficult to object to the scheme on the basis of the retention of this structure. The advantage of this type of structure in this position to the applicants is to allow staircase access to the upper floor in the most structurally convenient position above existing staircases. The originally proposed side dormer projection to no.16 to provide equivalent staircase access to a new top floor was considered inappropriate and clumsy in historic architectural terms

for a listed building, and also would be visible in long views as an incongruous structure. It was thus concluded that, on the basis that the existing stair tower is retained to no.14, it would be more appropriate and honest to provide a matching structure at the rear of no.16 so that a symmetrical appearance results at the rear as well as being maintained at the front. Given the variety of structures apparent at roof level, both at the rear of 16 New End Square and nos. 57-71 New End, it is considered that these projections would not be harmful in the context of this local townscape.

6.6 It is concluded that the proposed roof extensions as now revised, and provided that they are wholly implemented as a complete package, would preserve the character and appearance of this part of the conservation area; indeed they would arguably enhance it, as both these properties as viewed from the Square would have their unattractive flat roofs replaced by pitched roofs to complement that of no.18 next door, thus creating a unified backdrop to the Square. The extensions would also be appropriate to the setting and appearance of both (nos. 16 and 18) listed buildings.

6.7 The extensions would not materially harm daylight to adjoining properties; notably, the recommended minimum angle of 25 degrees is maintained to the ground floor of nos. 61-67 New End. The new mansard dormer windows with terraces at rear would cause some additional overlooking, but this would be marginal, given that they only have small ancillary balconies associated with bedrooms, are 16m away from the rear of the properties in New End, and moreover these latter properties have numerous French doors and balconies themselves facing the application properties. The extensions will not cause any material increase in noise intrusion or loss of public local views.

7. CONCLUSION

7.1 The scheme as finally revised is acceptable in historic and conservation area terms. However, it is important that it is designed and executed as a complete entity to maintain the symmetry and balance of both these properties and that it is not partially implemented for only one house, which would result in a "lopsided" and unsatisfactory arrangement. Thus the applications for both properties are recommended for approval subject to appropriate conditions and a S.106 legal agreement to ensure that both permissions are implemented simultaneously.

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. RECOMMENDATION

14 New End Square - PWX0102151R3:

9.1 **Grant planning permission, subject to a S.106 legal agreement as set out above and to the following conditions:**

Conditions:

1. The details of the elevations and facing materials to be used on the roof extension and other elevational alterations shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced. (CD01, amended)

2. The development shall be constructed in strict accordance with the drawings hereby approved or drawings which are subsequently approved pursuant to conditions which are attached to this planning permission. (CD13)

Reasons for Conditions:

1. To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 +EN31 of the London Borough of Camden Unitary Development Plan 2000. (DD01)

2. To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 +EN31 of the London Borough of Camden Unitary Development Plan 2000. (DD04)

Informatives:

1. The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority. (IB07)

2. Your proposals may be subject to control under the Building Act 1984, the Building Regulations and the London Building Acts: 1930-82, and you are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ (tel: 020-7974 6941). (IB09)

3. Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards. (IE04)

4. Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. (IH06)

16 New End Square - PWX0102152R3; LWX0102153R3:

9.2 **Grant planning permission, subject to a S.106 legal agreement as set out above and to the following conditions:**

Conditions:

1. The details of the elevations and facing materials to be used on the roof extension and other elevational alterations shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced. (CD01, amended)

2. The development shall be constructed in strict accordance with the drawings hereby approved or drawings which are subsequently approved pursuant to conditions which are attached to this planning permission. (CD13)

Reasons for Conditions:

1. To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 +EN31 of the London Borough of Camden Unitary Development Plan 2000. (DD01)

2. To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 +EN31 of the London Borough of Camden Unitary Development Plan 2000. (DD04)

Informatives:

1. The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority. (IB07)

2. Your proposals may be subject to control under the Building Act 1984, the Building Regulations and the London Building Acts: 1930-82, and you are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ (tel: 020-7974 6941). (IB09)

3. Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards. (IE04)

4. Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. (IH06)

9.3 Grant listed building consent, subject to the following conditions:

Conditions:

1. The details of the elevations (including elevations and sections of the windows at a scale of 1:10 and glazing bars at a scale of 1:1) and samples of facing materials to be used on the roof extension and other elevational alterations shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced. (CD01,

amended)

2. All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile and, in the case of brickwork, facebond and pointing. (CL04)

3. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

4. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reasons for Conditions:

1. To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 +EN31 of the London Borough of Camden Unitary Development Plan 2000. (DD01)

2-4. In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000. (DL01)