

Delegated Report (Refusal)		Analysis sheet N/A		Expiry Date:	14/02/2020
				Consultation Expiry Date:	01/03/2020
Officer			Application Number(s)		
Adam Greenhalgh			i) 2019/6357/P & ii) 2019/6356/L		
Application Address			Drawing Numbers		
20 Well Road London NW3 1LH			See decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>i) Variation of condition 2 (approved drawings) of planning permission (2018/2456/P) dated 25/04/2019 and condition 2 (approved drawings) of Listed Building Consent (2018/2984/L) for the construction of basement extension, erection of replacement single storey side extension, and various alterations, namely to construct a front lightwell and a centrally located internal lightwell.</p> <p>ii) Alterations in connection with a variation of condition 2 (approved drawings) in relation to listed building consent (2018/2984/L) dated 25/04/2019 for the construction of basement extension, erection of replacement single storey side extension, and various alterations, namely to construct a front lightwell and a centrally located internal lightwell.</p>					
Recommendation(s):		<p>i) Refuse Planning Permission (Minor-material Amendment)</p> <p>ii) Refuse Listed Building Consent</p>			
Application Type:		<p>i) Full planning permission (Minor-material Amendment)</p> <p>ii) Listed Building Consent</p>			
Conditions or Reasons for Refusal:		Refer to Decision Notices			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	0	No. of objections	0
		No. electronic	0		
Summary of consultation responses:		Site notice: 30/01//2020 – 23/02/2020 (LBC 31.01.2020 – 24/02/2020) Press ad: 06/02/2020 - 01/03/2020			
CAAC/Local groups comments:		No comments received.			
Site Description					

20 Well Road comprises the southern corner of The Logs, which is a substantial late Victorian villa facing Hampstead Heath. The Logs is within the Hampstead Conservation Area. It is a Listed Building and the application property (20 Well Road) was built as an extension, replacing a conservatory and originally comprising a library and two bedrooms, in the twentieth century. It was later converted into a house (in the 1950's). The Logs was listed in 1974. The house has a single storey side extension and planning permission and Listed Building Consent have been granted (see Relevant History – planning permission 2018/2456/P; LBC 2018/2984/L) for works including a basement under the existing house (with two small lightwells). This development has not yet been undertaken.

Relevant History

2018/2984/ L	20 Well Road London NW3 1LH	Construction of a basement extension including lightwells to the garden area, erection of replacement single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roofslopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors.	FINAL DECISION	25- 06- 201 8	Granted
2018/2456/ P	20 Well Road London NW3 1LH	Construction of a basement extension, erection of replacement single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roofslopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors.	FINAL DECISION	25- 06- 201 8	Granted Subject to a Section 106 Legal Agreement

Relevant policies

National Planning Policy Framework (2019)

The London Plan 2016

New Draft London Plan 2019

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

Policy CC3 Water and Flooding

Camden Planning Guidance

Design (2019)

Amenity (March 2018)

Altering and extending your home (March 2019)

Basements (March 2018)

Water and Flooding (March 2019)

Hampstead conservation area statement 2001

Hampstead Neighbourhood Plan 2018-2033

Policy BA1 Basement Impact Assessments
Policy BA2 Basement Construction Plans
Policy BA3 Construction Management Plans
Policy DH1 Design
Policy DH2 Conservation Areas and Listed Buildings

Assessment

1.0 PROPOSAL

1.1 The application is for a variation of condition 2 (approved drawings) of planning permission 2018/2456/P and condition 2 (approved drawings) of Listed Building Consent 2018/2984/L, both granted (subject to a legal agreement) on 25/06/2018 for:

‘Construction of a basement extension, erection of replacement single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roof slopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors’

The following drawing changes are proposed:

Approved drawing number	Drawing	Proposed drawing number
06.953.14 Rev B	Site Plan	06.953.14 Rev C
06.953.15 Rev B	Proposed Lower Ground Floor Plan	06.953.15 Rev C
06.953.16 Rev B	Proposed Ground Floor Plan	06.953.16 Rev C
06.953.17	1 st floor plan	06.953.17 Rev A
06.953.19 Rev B	Front Elevation	06.953.19 Rev C
06.953.23	Section A-A	06.953.23 Rev A
06.953.24 Rev B	Section B-B	06.953.24 Rev C

The amended drawings show the formation of two new lightwells. A small (1.5m x 1.5m) lightwell would be formed within the ground floor and basement of the ground floor/basement part at the side of the building. It would be located behind the boundary wall of the building.

Then a new lightwell would be formed to the bay at the front of the building. It would be from 1 to 1.5m in width and it would extend 2m below ground level.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation
- Basement Implications
- Other matters

2.2 Design and Conservation

2.2.1 Local Plan Policy D2 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 When a new basement was granted consent under planning application 2018/2456/P and Listed Building consent application 2018/2984/L it was considered to be acceptable because it fundamentally underlay an extension to the original building and it was deemed not to harm any special architectural or historic features. It included two small lightwells to the conservatory at the side of the dwelling. Given the small scale and siting of the lightwells they were not considered to harm the special architectural or historic merits of the Listed Building or to detract from the character of the conservation area.

2.2.3 More prominent lightwells to the bay at the front of the building were originally proposed as part of 2018/2456/P and 2018/2984/L but these were subsequently removed following concerns raised by officers regarding the effects on the Listed Building.

2.2.4 It is now proposed to form a lightwell to serve the bay at the front of the building and a smaller lightwell at the rear (see Proposal).

2.2.5 When the main body of The Logs was built, basements were standard, while, when the application building was built, they had apparently become unnecessary. This is believed to be because the extension was built at a time when service accommodation was no longer provided in basements.

2.2.6 The history of the building does not allude to lightwells in front of the building. Adding a lightwell to this part would give it a visual and historic primacy that is inappropriate and conceals the story of the The Logs development. Since this type of hierarchical distinction enables the history of the building to be understood, its erasure is harmful to the special interest of No 20 and to the setting of the group as a whole.

2.2.7 The lower windows would be plainly visible and, being in a bay identical to those above, would give anyone experiencing the house from inside or out the false impression that that is how the house was constructed.

2.2.8 No 20 is a later addition to The Logs. It was built to provide a library and two bedrooms and it was not part of the original Victorian mansion with its basements. So it is irrational to argue that because the Victorian parts of the house have lightwells, this one should have too. The front lightwell would give a false impression of the architectural history of this later addition to The Logs and it would consequently detract from the heritage significance of this later addition.

2.2.9 For the reasons given, it is considered that, by eroding the hierarchy of construction and by altering the visual appearance of the listed building, a level of harm is caused to the Listed Building that has no justification in terms of public benefit.

2.2.10 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.2.11 Special attention has been paid 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.

2.3 Basement Impact

2.3.1 The basement under the house was independently reviewed by the Council's consultants (Campbell Reith) when the previous application (2018/2456/P) was submitted. The assessment was

undertaken on the initial proposals which included two small lightwells to the sides of the front bay. The proposal was considered to be in accordance with the requirements of the Councils Basements CPG and would therefore accord with Policy A5. The current proposal would be fundamentally the same as the original proposal under 2018/2456/P in terms of basement impacts and it is therefore considered to be acceptable.

2.4 Other matters

2.4.1 If planning permission and Listed Building Consent were to be granted it would be necessary to attach the conditions which were attached to planning permission 2018/2456/P and Listed Building Consent 2018/2984/L (with condition 2 re-worded to include the currently proposed drawings).

2.4.2 Planning permission was granted subject to a legal agreement relating to construction management plan (CMP) and a financial contribution thereto. This would also need to be secured if the application were to be granted at appeal.

3.0 **Recommendation**

3.1 Refuse planning permission and Listed Building Consent

