

Our Ref: JCG25281



Date: 27 January 2021

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Development Management
Camden Council
5 Pancras Square
Kings Cross
London
N1C 4AG

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT
STUDIO HOUSE, 1 HAMPSTEAD HILL GARDENS, LONDON, NW3 2PH

We have been instructed by our client, Mr. Carmi Korine to submit the enclosed planning application for Full Planning Permission and Listed Building Consent for the replacement of the two existing roller-shutter garage doors located on the front elevation of the premises at Studio House, 1 Hampstead Hill Gardens, London, NW3 2PH (The Site).

Introduction

Planning permission and Listed Building Consent is sought for:

"Replacement of the two-existing roller-shutter garage doors located on the front elevation of Studio House".

The replacement garage doors will reflect the existing with the only difference being that they will be brought forward by 15cm in order to increase the useable length of the garages which is necessary to make them useable and functional.

The planning application is supported by the following documentation:

- Covering Letter;
- Completed Application Forms and Certificate
- Planning and Historic Building Covering Statement prepared by RPS Group
- Site Location Plan
- Photographs for Planning- Existing
- Photographs and Sketch-Existing
- Drawing 'Existing and Proposed Section_3835.5'
- SeceuroGlide Brochure (June 2018)
- HM Land Registry Title Deed (Reference: LN252073) Part 1 of 2
- HM Land Registry Title Deed (Reference: LN252073) Part 2 of 2
- CIL additional Questions Form

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The relevant planning application fee has been paid online via the planning portal.

Site Context

The subject site is located close to the corner of Hampstead Hill Gardens and Rosslyn Hill. The building is located within the Hampstead Conservation Area (sub-area 3 – Willoughby Road/Downshire Hill) and is Grade II listed.

The building forms part of the northern element of a larger building on the corner of Hampstead Hill Gardens and Rosslyn Hill. This proposal relates to the existing double garage attached to Studio House, a separate house, which is accessed from Hampstead Hill Gardens. The double garage lies within the north eastern corner of the Studio House's garden, which is accessed via a dropped curb on Hampstead Hill Gardens.

The building is designated as a Grade II Listed Building under the following reference as part of a group: TQ2685SE HAMPSTEAD HILL GARDENS 798-1/38/761 Nos.1, 1A, AND 1B 14/05/74 including Studio House (Formerly Listed as HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consecutive), Nos.7-11 (odd)).

The site has a Public Transport Accessibility Level (PTAL) 4 (Medium). Hampstead Heath Station is located approximately 400m to the north-east of the site.

The site is in Flood Risk Zone 1 (Low Probability of flooding).

Planning History

There are a number of planning history records associated with the site, the most relevant of which are set out in the table below.

Application Reference	Description	Decision
2017/6951/L	Excavation of basement level extension and formation of lightwell. Erection of replacement conservatory to side elevation; associated internal and external alterations.	Listed Building Consent Granted 20 December 2017
2017/6381/P	Excavation of basement level extension and formation of lightwell. Erection of replacement conservatory to side elevation.	Planning Permission Granted 20 December 2017
2015/3676/L	Installation of a blue plaque to front elevation at ground floor level.	Listed Building Consent Granted 4 December 2015

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Application Proposals

Full Planning Permission and Listed Building Consent is sought for:

"Replacement of the two-existing roller-shutter garage doors located on the front elevation of Studio House".

Existing

The photographs provided below show the appearance of the two-existing roller-shutter garage doors located at the ground floor on the front elevation of Studio House. Further photographs are contained within the documents titled 'Photographs for Planning- Existing' and 'Photographs and Sketch-Existing' which are submitted in support of this planning application.



Existing Photographs

The proposed replacement of the two-existing roller-shutter garage doors is required as the useable length of the garages, at the right side is now insufficient to accommodate parking for a small vehicle.

It is understood from the Chartered Civil and Structural Engineer, Robert Evans, who has been involved with the management of works relating to the stabilisation of the rear wall of the garage that the useable length of the garages has been comprised.

In order to create more useable space, the Chartered Civil and Structural Engineer and client, had initially proposed to move the existing roller-shutter garage doors forward, however, this is not possible as the door mechanisms are behind the brickwork, therefore new garage doors are required.

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Proposal

It is proposed to replace the existing garage doors on a like-for-like basis with the only difference being that the new roller-shutter garage doors are brought forward by 15cm to be in-line with the existing brickwork which is necessary to make the existing double garage functional.

An example image of the proposed replacement roller-shutter garage doors is provided below to demonstrate that the existing doors will be replaced on a like-for like basis. The document titled 'SeceuroGlide Brochure (June 2018)' accompanies this planning application which provides further detail.



Proposed

As shown above, the replacement roller-shutter garage doors will match the existing in terms of colour, size, material and finish. The replacement doors are manufactured from tough twin-walled aluminium slats with an insulating core which gives extremely quiet operation.

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Planning Policy

In accordance with the Town and Country Planning Act 1990 and Planning and Compulsory Purchase Act 2004, any future planning application would be assessed against the 'Development Plan', unless there are material considerations that indicate otherwise.

The development plan for the London Borough of Camden comprises the Camden Local Plan (adopted 2017) and the London Plan (2016).

Camden Council have not begun the process of reviewing the currently adopted Local Plan, therefore there are no emerging planning policies to consider.

The planning policies which are relevant to the proposals contained within Camden's adopted Local Plan comprise:

- Policy D1 (Design)
- Policy D2 (Heritage)

Camden Policy D1 (Design) requires high quality design in development and requires all development proposals to; respect local context and character; preserve or enhance the historic environment and heritage assets; and comprise of details and materials that are of a high-quality. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Camden Policy D2 (Heritage) states that The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits.

In terms of Conservation Areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Specific to Listed Buildings, the Council will resist proposals for alterations to a listed building where this would cause harm to the special architectural and historic interest of the building; and resist development that would cause harm to significance of a listed building through an effect on its setting.

Planning Assessment

The key issue to consider of the proposed replacement of the existing roller-shutter garage doors is the impact of the development in terms of its effect on the architectural and historic interest of the host building and the impact on the character and appearance of the Conservation Area.

The proposed roller-shutter garage doors are a like-for-like replacement and will match the existing in terms of colour, size, finish and material and therefore be in-keeping with the character of the area. In accordance with Policy D1, the proposed roller-shutter garage doors will be of a high-quality aluminium material and are considered an upgrade on the existing garage doors and will therefore improve the character and quality of the area.

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The proposal to replace the roller-shutter doors is considered to be a minor alteration and in-line with Policy D2, the proposals will not result in harm to the Conservation Area or to the special architectural and historic interest of the host Grade II Listed Building.

Furthermore, the replacement of the existing garage doors is considered a necessary repair in order to sustain the heritage asset of Studio House. Following minor repair works relating to the stabilisation of the rear garage wall, it became evident that the useable length of the garages had been comprised and are no longer useable. In order to rectify this, the only feasible option is to install new roller-shutter garage doors which are brought forward by 15cm to be in-line with the existing brickwork as it is not possible to move the existing roller-shutter doors forward as the door mechanisms are behind the brickwork.

Whilst the existing garage building does not form part of the official listing for the site, it is directly associated with the main property, therefore regard has been given to the guidance set out on Historic England's website, The guidance states, under 'Conservation and Maintenance Work for Listed Buildings and Other Heritage Assets', repairs to heritage assets are desirable providing; there is sufficient information to understand comprehensively the impacts of the proposals and the long-term consequences of the proposals can be demonstrated to be benign. The guidance notes that the extent of the repair should normally be limited to what is reasonably necessary to make failing elements sound and capable of continuing to fulfil their intended functions.

The proposed replacement of the two-existing roller-shutter garage doors on a like-for-like basis is required in order to maximise the useable length of the double garage and enable it to continue to fulfil its intended function.

The development sought in this planning application will not have an adverse impact on the existing built heritage asset of 1 Hampstead Hill Gardens or the Hampstead Conservation Area or the significance of the building.

Conclusion

The proposal for the replacement of the two-existing roller-shutter garage doors on a like-for-like basis would have a neutral impact on the significance of the host Grade II Listed Building as well as preserve the character and appearance of the Conservation Area.

For the reasons set out above, it is considered that the proposed development would be in accordance with planning policy, supporting planning guidance and that planning permission and listed building consent for it should be granted.

Yours faithfully,
for RPS Consulting Services Ltd

Abraham Laker



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