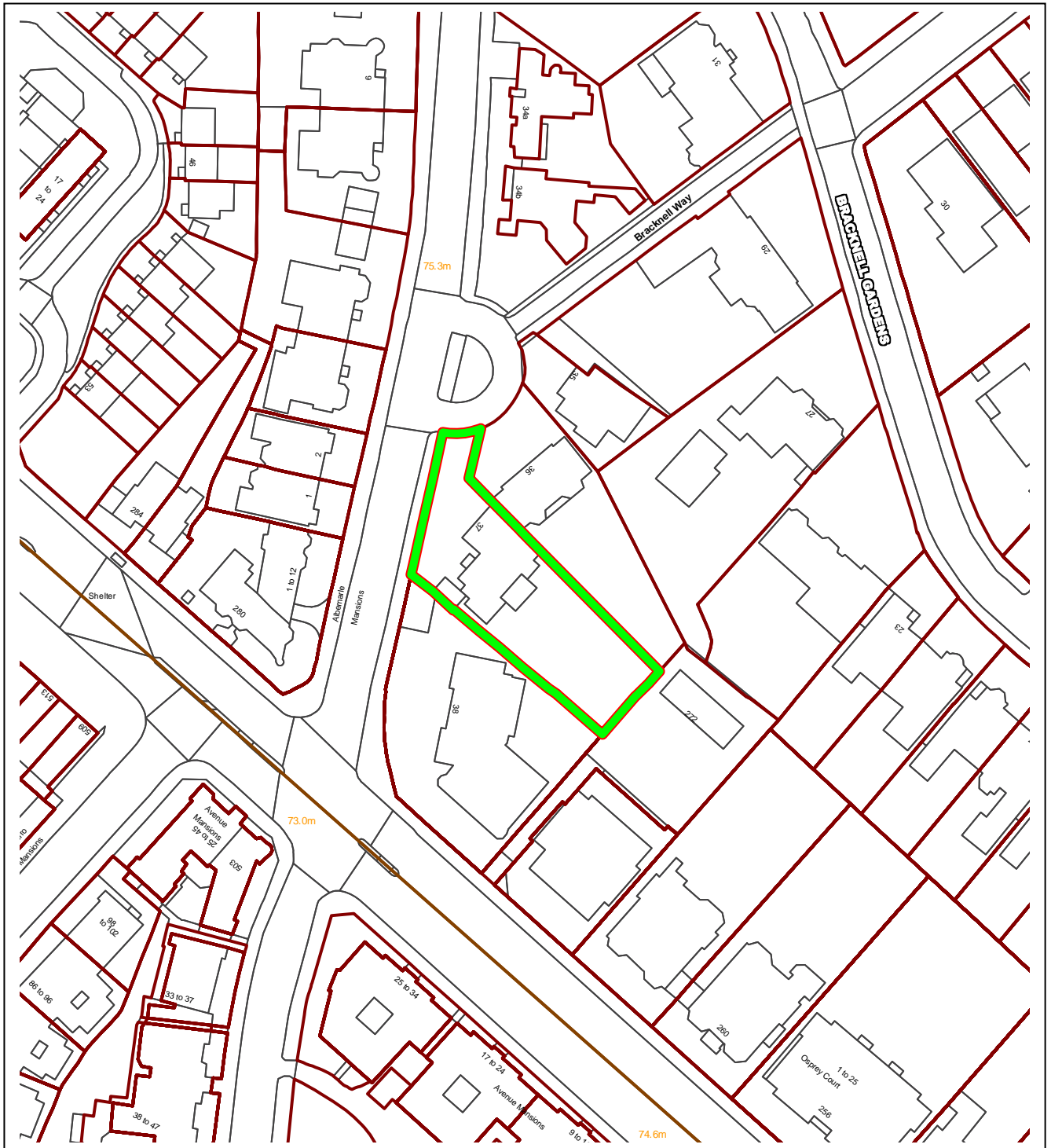


## 37 Heath Drive – Location Plan



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37 Heath Drive – Existing rear elevation

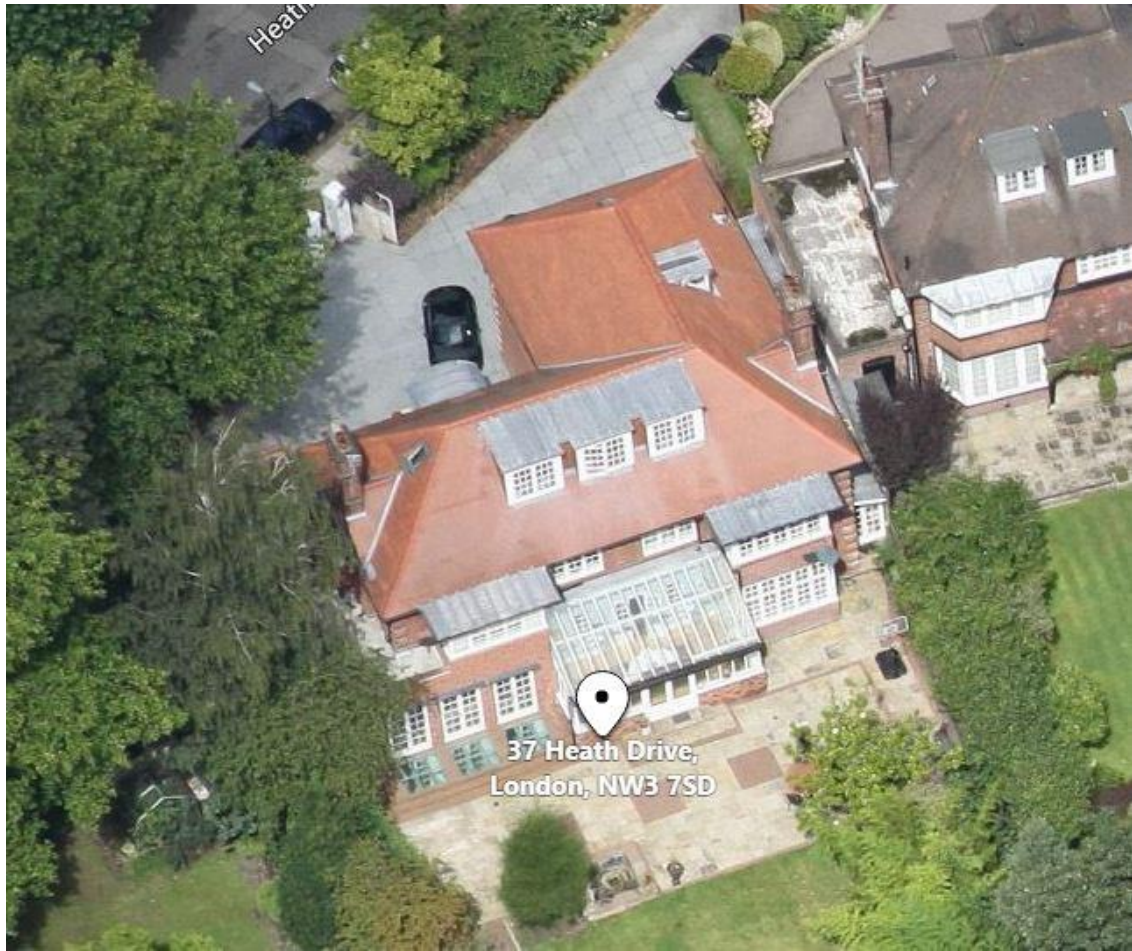


37 Heath Drive and neighbouring property to west (38 Heath Drive)





Aerial photo of 37 Heath Drive (and 36 Heath Drive – below)



Aerial photo of rear of 37 Heath Drive (36 Heath Drive to east)



37 Heath Drive Existing front elevation



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/05/2021
		N/A		<b>Consultation Expiry Date:</b>		25/04/2021
<b>Officer</b>				<b>Application Number(s)</b>		
Adam Greenhalgh				2021/0123/P		
<b>Application Address</b>				<b>Drawing Numbers</b>		
37 Heath Drive London NW3 7SD				Please refer to draft 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>						
Erection of first floor side (west) extension with new pitched roof, erection of a single storey rear extension with a terrace above, addition of 3 rooflights to rear roof slope, erection of dormer window and one rooflight to front roof slopes, addition of a window and alterations to three windows on existing front elevation all in association with conversion of existing 1 x 2 bedroom basement flat and 1 x 6 bed maisonette to 1 x 4 bedroom maisonette (basement and ground floor) and 1 x 3 bedroom maisonette (1st floor and rooftop).						
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b>				
<b>Application Type:</b>		<b>Full Planning Application</b>				
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>				
<b>Informatives:</b>						
<b>Consultations</b>						
		No. of responses	<b>00</b>	No. of objections	<b>00</b>	
<b>Adjoining Occupiers:</b>		Site notice: displayed 31/03/2021 – expiry 24/04/2021 Press notice: published 01/04/2021 – expiry 25/04/2021  No letters of objection received from any neighbouring occupiers.				

<p><b>Redington Frogmal Neighbourhood Forum:</b></p>	<p>The Redington Frogmal Neighbourhood Forum object on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Increase in size of footprint and extensions onto unbuilt land</li> <li>2. Side extension would have a 'terracing effect'</li> <li>3. Preference for car free development and provision of an electric charging point</li> <li>4. Loss of chimney not supported</li> </ol> <p><u>Planning Officer comments:</u></p> <ol style="list-style-type: none"> <li>1. See 'Design &amp; Conservation' below</li> <li>2. See 'Design &amp; Conservation' below</li> <li>3. See 'Transport considerations' below</li> <li>4. See 'Design &amp; Conservation' below</li> </ol>
<p><b>Hampstead Conservation Area Advisory Committee:</b></p>	<p>The Hampstead Conservation Area Advisory Committee raised objections on grounds of:</p> <ol style="list-style-type: none"> <li>1. Formation of two entrance doors to the two separate flats incongruous and harmful to appearance of building</li> <li>2. Amalgamation of three dormers into one big dormer on rear roof slope harmful to appearance of building/area</li> </ol> <p><u>Planning Officer comments:</u></p> <ol style="list-style-type: none"> <li>1. The proposal to create two separate entrance doors to the two flats has been omitted following negotiation with the applicant. The proposal now retains the existing front entrance, with a new door being installed and an internal lobby created to provide separate internal access to the two dwellings.</li> <li>2. The amalgamation of the three dormers on the rear roof slope into one big dormer has been omitted from the scheme.</li> </ol>

## Site Description

37 Heath Drive is a large detached 1920's house located on the east side of Heath Drive. It is of neo-Georgian architecture with a red tiled pitched roof (with rear dormers), small paned traditional sash windows with gauged brick arches and some features such as rusticated brick quoins and a pedimented entrance.

It has a basement, ground and first floor and accommodation in the pitched roof which has three dormers at the rear and a rooflight at the front.

The building is in use as a two bedroom apartment in the basement and a six bedroom maisonette on the ground and first floors and in accommodation within the roof.



The front of the site is largely hard paved with space for several cars and the rear of the site has a patio immediately to the rear of the building and an approximately 30m deep rear garden.

The site falls within the Redington & Frognal Conservation Area and is not a listed or locally listed building. The site lies in the Redington Frognal Neighbourhood. The neighbouring properties to the east are similar large semi-detached and detached houses with rear gardens. Finchley Road is 60m to the west and here there are flatted developments, up to 6 storeys in height.

The boundary of the Conservation Area includes the neighbouring site of No. 38. The site is identified within the Redington/Frognal Conservation Area Statement as being part of a group of buildings, nos. 35-38 Heath Drive, that make a positive contribution to the Conservation Area.

The group of properties at nos. 35-38 appear to have been developed later than the majority of Heath Drive's houses and reflect the prevailing 1920s/1930s Neo Georgian style of house more commonly found in other nearby roads in the Redington/Frognal Conservation Area and other parts of Hampstead.

Heath Drive is also noted in the Conservation Area Statement for its low lying and rather dark and enclosed feel this being mainly due to the dominating large mature London Plane trees lining both sides of the street but also due to the predominance of brick boundary walls to the plots, particularly along the group of properties nos. 35-38.

## **Relevant History**

2007/1315/P - Replacement of existing front porch with larger rendered stucco entrance porch, as an amendment to planning permission dated 24 May 2005 (ref: 2004/5186/P) for replacement of existing front porch with new rendered stucco entrance porch extension, replacement of existing side/rear conservatory with new ground floor side/rear extension and other alterations – granted 04/06/2007

## **Relevant policies**

### **National Planning Policy Framework 2019**

### **The London Plan 2021**

### **Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

### **(Draft) Redington Frognal Neighbourhood Plan (2020)**

SD2 Redington Frognal Conservation Area

SD5 Extensions and garden development

SD6 Retention of architectural features in existing buildings

## **Camden Planning Guidance (CPG)**

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

## **Redington Frogna Conservation Area Appraisal and Management Strategy (2003)**

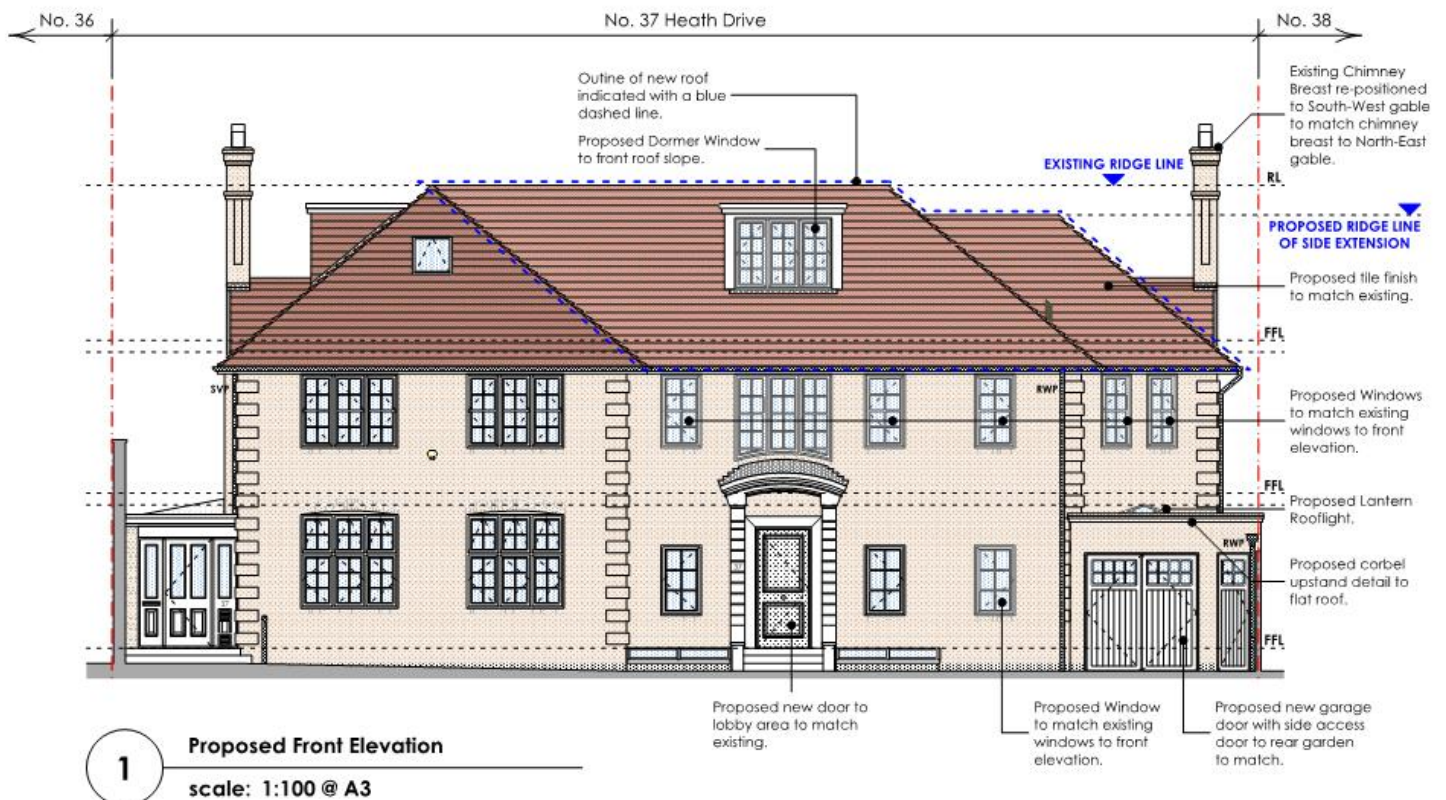
### **Assessment**

#### **1 PROPOSAL**

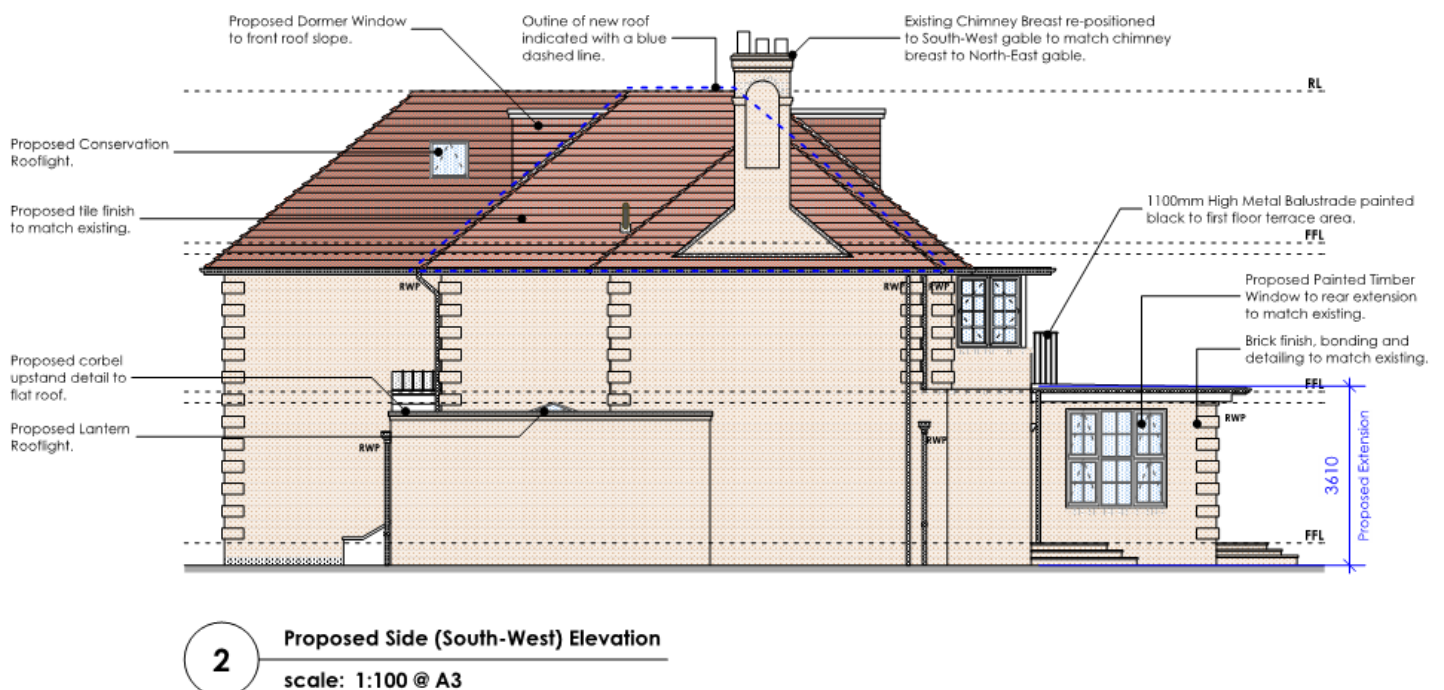
1.1 Planning permission is sought for the conversion of the existing two bedroom basement apartment and ground, 1<sup>st</sup> and 2<sup>nd</sup> floor 6 bedroom maisonette into a 4 bedroom ground floor and basement maisonette and a 1<sup>st</sup> and 2<sup>nd</sup> floor 3 bedroom apartment.

1.2 The conversion would be facilitated by the formation of a ground floor lobby (with the existing front door being retained) and extensions/additions/alterations as follows:

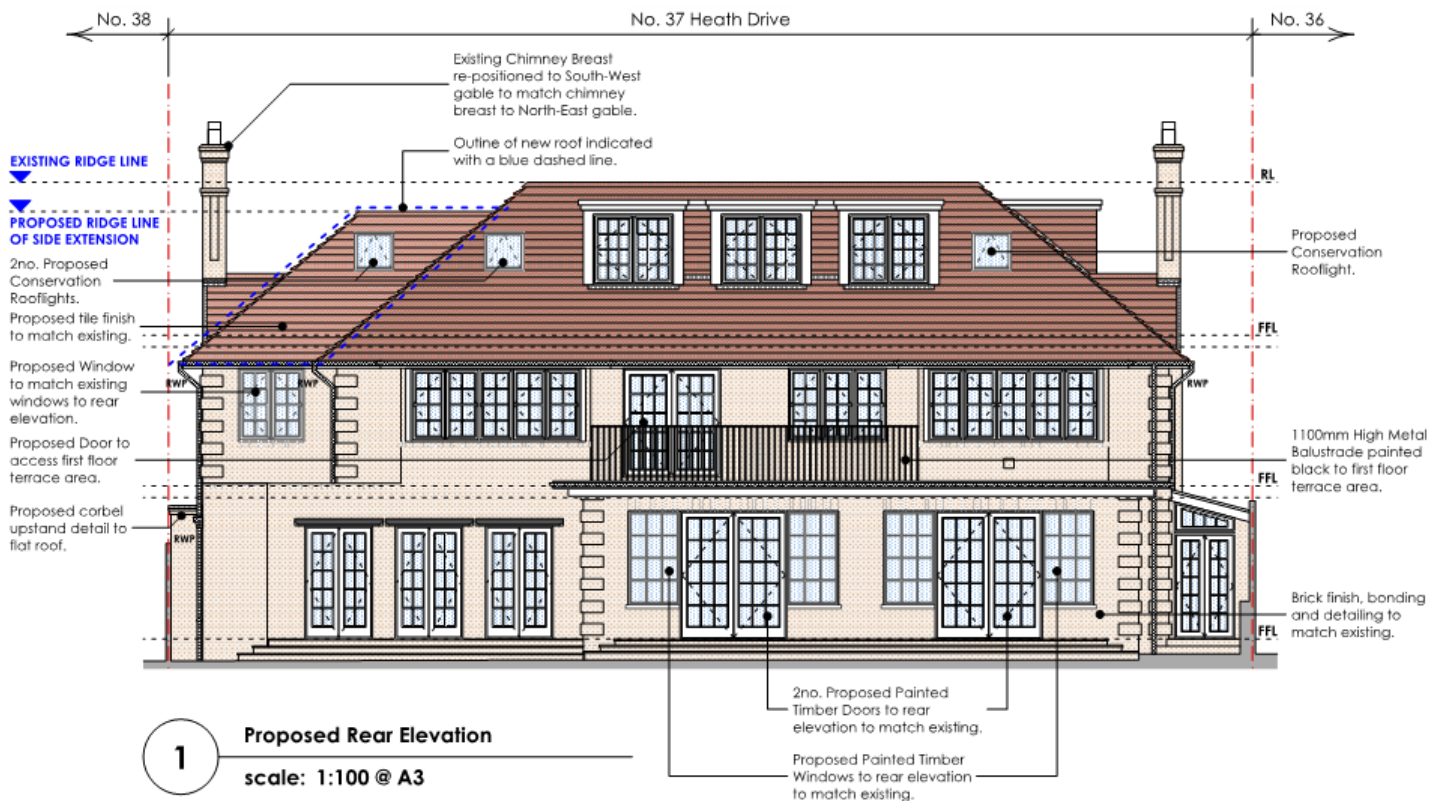
- Conversion of existing garage on west side into an ensuite shower room and bins and bicycles store
- Removal of existing conservatory on rear elevation (east side) and erection of a 11.1m wide, 5.3m deep, 3.6m high flat roofed brick single storey extension on rear elevation (east side)
- Erection of first floor side (west) extension. Set back 3.4m from the front elevation of the building this would be 2.7m in width and 6.3m in depth. A new pitched roof (at the same pitch as the existing roof but 600mm lower in height) would be formed. The existing chimney would be re-positioned to be symmetrical with the chimney on the other side of the house.
- Change of windows in centre of rear elevation on first floor to French windows and formation of 2.1m deep, 6.8m wide roof terrace enclosed by 1.1m high glass balustrade on proposed single storey rear extension
- Installation of 3 rooflights on rear roof slope and a dormer window and rooflight on the front roof slopes
- Installation of new window on front elevation on first floor, alterations to three windows and new door in existing front entrance to be retained



Proposed front elevation



Proposed side (west facing) elevation



Proposed rear elevation

## Revisions

1.5 The application originally proposed the amalgamation of the three dormers on the rear roof slope into one large dormer with full height glazed doors opening out onto a roof-top terrace and the addition of a new front door to enable the provision of a separate entrance for each of the units. These items were omitted from the proposal following comments from Officers. The three dormers on the rear roof slope would now not be altered and a single front door would provide access to an internal lobby from which separate access will be gained to the two dwellings. The proposals were further amended following further comments from a Conservation Officer. A proposed rooflight in the main front roof was changed to a dormer window. A garage door which was proposed to be retained at the side was amended to become a door with glazed panels above. The first floor side extension was amended to enable the retention of the existing chimney (relocated to maintain symmetry with the chimney on the other side of the house) and the new and altered windows at the front were amended to match the existing windows.

## 2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants (Amenity)
- Transport considerations



## **2.2 Design and Conservation**

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and 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 Within the Heritage section of the Council's Planning Guidance SPD it is noted that 'The Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area'.

2.2.3 Paras. RF22 to 26 of the Redington Frogna Conservation Area Appraisal and Management Strategy (2003) concern rear extensions and conservatories and paras RF32 and 33 concern side extensions.

2.2.4 Policy SD 2 of the (Draft) Redfrog Neighbourhood Plan (2020) requires new developments to preserve or enhance the green garden suburb character and appearance of the Conservation Area. This includes retention of buildings or features that contribute to that special interest, including gaps between buildings, trees, hedges and the open garden suburb character created by well-vegetated front, side and rear gardens.

2.2.5 Numerous revisions have been undertaken following the statutory consultation process and further to the consultation responses which were received. The conservatory which is to be removed at the rear is not of significance to the Conservation Area and the proposed single storey rear extension is considered to be of an appropriate size and siting on the building such that, together with its proposed design and materials, it would not be over-dominant, harmful to the visual amenity of neighbouring occupiers or the character or appearance of the Conservation Area.

2.2.6 First floor terraces are prevalent on several properties within the immediate surrounding area (for example, at both immediately neighbouring properties) and the proposed first floor French windows, terrace and metal railings would also not harm the aesthetics of the townscape or the character and appearance of the Conservation Area.

2.2.7 The first floor side extension would be set back from the front elevation and the new roof at the side would be set below the main roof. The existing chimney would be retained in a symmetrical position with the chimney on the other side of the building. As such, the first floor side extension would sit comfortably on the building without harming the townscape quality of the building or the character of the Conservation Area. It would not result in the loss of a distinctive gap in the streetscene or harm to the appearance of the site.

2.2.8 The new and altered windows in the front elevation (including the new dormer in the middle of the main front roof slope) would be of a matching style, design and appearance as the existing windows and the architectural and townscape merits of the building in the streetscene would not be impaired.

2.2.9 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations, would ensure no harm is caused to the character of the host building and surrounding conservation area, in accordance with policies D1 and D2 of the Camden

Local Plan.

## **2.3     Amenity**

2.3.1   Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2   The proposed single storey rear extension, 3.6m in height and set behind the boundary fence, would not result in any significant loss of light, privacy or outlook for the occupiers of the neighbouring property, 36 Heath Drive. The main windows of the living room at the rear of 36 Heath Drive would not face towards the proposal and would be approximately 5m from the extension.

2.3.3   The first floor side extension would be over 6m from the side elevation of 38 Heath Drive to the west and it would not project beyond and above notional 45 degree lines drawn from the centre of the windows in the side of this building. Therefore, it would not result in a significant loss of light from these or any other rooms. Due to its size, siting and design it should not result in any undue loss of outlook at 38 Heath Drive and as no windows are proposed in the side elevation, there should be no undue overlooking.

2.3.4   The new terrace at the rear on the first floor, due to its size and position, would not give rise to any new unacceptable overlooking of any neighbouring rooms or gardens and it would be unlikely to give rise to unacceptable noise levels for any surrounding occupiers.

2.3.5   The proposals at the front of the building (forward extension of the garage/store, front dormer/rooflight and new and altered windows) would not have any impacts on the outlook, light or privacy of any neighbouring occupiers.

2.3.6   It is concluded that the proposals would have no adverse impacts on the amenity of any occupiers of any neighbouring properties.

## **2.4     Transport considerations**

2.4.1   The proposal to convert the garage into a (part) bin store and bicycle store would be consistent with the Council's policies for sustainable transport and climate change. It would be unlikely to result in significantly increased pressure for parking on surrounding roads to the detriment of highway safety as sufficient hard surfaced car parking space would remain at the front of the site.

2.4.2   No new car parking facilities are proposed and the proposal would not encourage increased car use (in accordance with Council policies). Therefore, the electric charging points which the Neighbourhood Forum suggest cannot be justified.

## **3.0     Recommendation:**

3.1     Grant conditional planning permission

**DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday June 21st 2021, 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](http://www.camden.gov.uk) and search for 'Members Briefing'***

Application ref: 2021/0123/P  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: [Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)  
Date: 14 June 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

healycornelius design consultancy ltd.  
No 5 St Johns Lane  
-  
-  
London  
EC1M 4BH  
United Kingdom

Dear Sir/Madam  
DECISION

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**37 Heath Drive**  
**London**  
**NW3 7SD**

#### **Proposal:**

Erection of first floor side (west) extension with new pitched roof, erection of a single storey rear extension with a terrace above) addition of 3 rooflights to rear roof slope, erection of dormer window and one rooflight to front roof slopes, addition of a window and alterations to three windows on existing front elevation all in association with conversion of existing 1 x 2 bedroom basement flat and 1 x 6 bed maisonette to 1 x 4 bedroom maisonette (basement and ground floor) and 1 x 3 bedroom maisonette (1st floor and rooftop).

Drawing Nos: 20-624: OS-001, PL-011, PL-011, PL-021, PL-013, PL-014, PL-020, PL-021, PL-110, PL-111 B, PL-112 C, PL-113 C, PL-114 C, PL-120 D, PL-121 D, PL-130 D

Design & Access Statement, DA-002

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 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings:

20-624: PL-110, PL-111 B, PL-112 C, PL-113 C, PL-114 C, PL-120 D, PL-121 D, PL-130 D

Reason:

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

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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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

Chief Planning Officer