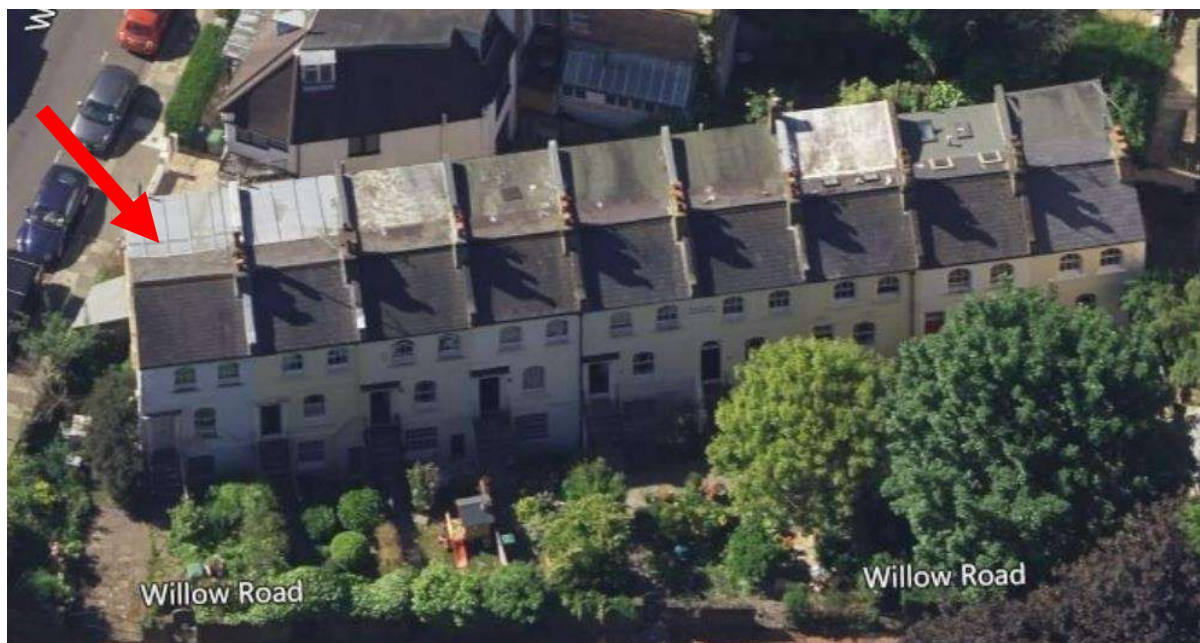


33 Willow Road London NW3 1TN 2021/2832/P
& 2021/3444/L



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Site Photos – 33 Willow Road (ref 2021/2832/P and 2021/3444/L)



Application site marked with red arrow



Front elevation of the property



Side elevation proposed to be removed and replaced with a side elevation door



Previous existing drawings submitted in 1985 showing that a door was previously installed on the side elevation



Photo taken from Willoughby Road showing the rear roof slope marked with red arrow, where rear roof light is proposed



Proposed front elevation



Proposed rear elevation



Proposed side elevation

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	24/09/2021
		N/A / attached		Consultation Expiry Date:	02/05/2021
Officer				Application Number(s)	
Enya Fogarty				2021/2832/P 2021/3444/L	
Application Address				Drawing Numbers	
33 Willow Road London NW3 1TN				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of rooflight to the rear roofslope and a soil pipe to the rear elevation; installation of new door at lower ground floor level and new metal railings to the front at ground floor level; installation of a side elevation door and a metal staircase and internal works and alterations.					
Recommendation:	(i) Grant Conditional Planning Permission (ii) Grant Conditional Listed Building Consent				
Application Type:	(i) Householder Application (ii) Listed Building Consent				

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	The application was advertised in the local press on 22/07/2021, and a site notice was displayed on 21/07/2021.			
Adjoining Occupiers:	No. of responses	00	No. of objections	2
Summary of consultation responses:	<p>2 letters of objection were received from the owners / occupiers of 40 Willow Road, and a letter/email composed, copied, submitted and signed by 6 residents of Willow Cottages residents (nos. 34, 37, 38, 39, 40 and 41) on the following grounds (summarised):</p> <ol style="list-style-type: none">1. Side elevation door is unnecessary and it physically and visually damages the side elevation and does not enhance the property2. Adding a metal railings to provide access to the lower ground floor is out of character with the adjacent terraces.3. Lower ground floor area having independent access could lead to sub division of the property. <p><i>Officers response:</i></p> <ol style="list-style-type: none">1. <i>The revised door design is considered acceptable and would not harm the historic significance of the listed building (see section 4.10 of the report)</i>2. <i>It is was noted during a site visit that majority of neighbouring property within the terrace have installed metal railings to access the lower ground floor area. (see section 4.10 of the report)</i>3. <i>Possible future uses of the property including sub division of the property would require planning permission. An informative would be attached to the decision notice reminding the applicant of this.</i>			
Historic England	On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisers, as relevant.			
Hampstead CAAC	No objection from the CAAC			
Hampstead Neighbourhood Forum	<p>A letter of objection was received on behalf of the Hampstead Neighbourhood Forum. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none">1. Side elevation door and railings would unbalance the terrace harming both the listed terrace and the host property. <p><i>Officers response:</i></p>			

- | | |
|--|--|
| | <ol style="list-style-type: none">1. <i>It was determined during the site visit that historically there was a side elevation door that was previously replaced with the current window. As a result it is considered that the design and location of the door is acceptable and would not harm the historic significance of the listed building (see section 4.10 of the report)</i> |
|--|--|

Site Description

The site comprises a cottage located at the end of a terrace of cottages on Willow Road, on the corner of Willoughby Road. The single family dwellinghouse contains two storeys plus a lower ground floor and small lightwell at the front, adjacent to the adjoining 34 Willow Road. The existing lightwell is not enclosed. The dwellinghouse has a front and side garden but no rear garden.

There is a communal alleyway to the rear of the site. On the other side of the alleyway is number 33 Willoughby Road. At the front of the site there are metal gates and a brick boundary wall which lead to an onsite parking space for the dwellinghouse. The property is entered at the upper ground floor level at the front whilst the rear lower ground floor opens out onto an alleyway which runs behind the terrace.

The building is Grade II listed, along with the rest of the eight cottages in the terrace (numbers 34-41 Willow Road (consecutively)). The site is located within the Hampstead Conservation Area and lies within the Hampstead Neighbourhood Plan area. The site was built in the mid-nineteenth century and the Hampstead Conservation Area notes that the row of cottages are “distinctive due to their pastel colours, long front gardens and unaltered boundary walls, windows and rooflines”. The Conservation Area Statement notes on page 30 that “There is a fine sycamore on corner of Willoughby Road and Willow Cottages (garden of No.33).” This is no longer in the garden of the application site.

Relevant History

Application site

2019/5141/P & 2019/5420/L- Excavation to create basement level, single-storey, side extension below garden. Installation of rooflight to rear roofslope. Alteration to boundary treatment. Excavation to create basement level, single-storey, side extension below garden. Installation of rooflight to rear roofslope and associated internal alterations to dwellinghouse. Alteration to boundary treatment. The application was refused on the 08/06/2020 as the proposed basement extension and front lightwell by virtue of detailed design, height, massing, materials and siting would have a detrimental impact on the character and appearance of listed building, listed terrace and Hampstead Conservation Areas. In addition the proposed entrance gates by reason of the materials and design would appear incongruous causing detrimental harm.

2017/2513/L - Internal works to lower ground floor and replacement windows to rear. Listed Building Consent granted on 15/08/2017

2013/0409/T - Fronting Willoughby Road: 1 x Plum - Remove. No objection to works. 12/02/2013

2004/1536/T - (TPO) Front garden 1 x Sycamore - fell. Notification of emergency works to dead/dangerous streets

8570104 - Alterations to the existing house including re-planning and insertion of two new windows. Listed building granted on 22/06/1985 31162- Change of use to form a self-contained flat on the first floor involving works of conversion and the construction of a new external staircase. Refused on 09/12/1980

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **DM1** Delivery and monitoring

Hampstead Neighbourhood Plan 2018

- **DH1** Design
- **DH2** Conservation areas and listed buildings

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Hampstead Conservation Area Statement 2001

Assessment**1. The proposal**

1.1. Planning permission is sought for the following works;

Internal works

- Removing the vertical sliding timber shutters
- Relocate the existing kitchen from the lower ground floor to the ground floor.
- The existing shower room to the rear at lower ground floor level to be refurbished with new fitting and fixtures and the inclusion of a sliding door.
- The area under the stairs at lower ground floor to be opened to allow the installation of a sink.
- Replace the internal windows from heavy frames to frameless glass
- Relocation of the bathroom from the rear at first floor level to the centre of the house, allowing one of the bedrooms to be enlarged.
- Replace existing doors at first floor level with four panelled fire doors.

External works

- The installation of a new door opening at lower ground floor at the front elevation to allow direct access to lower ground floor level and the installation of iron railings to the front of the property.
- Installation of an external side elevation door following removal of a side elevation window. Installation of a rooflight to the rear roofslope.
- Installation of a soil pipe on the rear elevation

2. Revisions

2.1. It should be noted that during the course of the application revisions to the proposed scheme were requested in order to try to overcome concerns raised by officers'. The revisions made to the proposed scheme can be summarised as follows:

- Side elevation door redesigned to have glazed upper panels
- Increase the centres of the uprights in the railing and have a rounded flat handrail to match the existing
- Rooflights reduced in width to fit between the rafters

2.2. The revisions made to the scheme did not material affect the scheme and as such were accepted as amendments under the current application.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Amenity

4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation

area.

- 4.2. Policy DH1 of the Hampstead Neighbourhood Plan expects proposals to respect and enhance the character and local context of the relevant character areas, and to respond and contribute positively to the distinctiveness and history of the character areas through their design and landscaping. Policy DH2 requires development proposals to protect and/or enhance buildings (or other elements) which make a positive contribution to the conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies.
- 4.3. Camden's Local Plan is supported by CPG documents 'Design' and 'Home Improvements' and the Hampstead Conservation Area Statement.
- 4.4. Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 4.5. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework 2019 (NPPF)

- 4.6. The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 199-202 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states

'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.'

Application site and assessment of significance

- 4.7. The application site is a grade II listed building and forms part of the terrace known as Willow cottages No, 33-41 and is within the Hampstead Conservation area. The property and the terrace were listed in 1974 for their architectural and historic interest as well as their group value.
- 4.8. The Willow cottages date back to 1866 and have stucco with rusticated quoins and 1st floor bands and slated roofs. The cottages are two storeys with square headed doorways with splayed jambs, fanlights and panelled doors. No 33-37 have C20 Neo-Georgian door cases and doors with arched heads. Entrances are approached by stone steps and cast iron railings.

Assessment of proposals

- 4.9. Internally, it is proposed to remove all the existing timber shutters which were installed in the mid-1980s which are considered modern additions, removing the kitchen and associated fixtures from the lower ground floor and relocating to the ground floor, refurbishing the shower room and the installation of a sliding pocket door. It is proposed to install a new door at lower ground floor level to provide access to the existing entrance steps. Replace the existing internal heavy frames from the windows at lower ground floor level with frameless glass. In addition at first floor level, the layout is awkward and it is proposed to remove and relocate the rear bathroom to the centre which allows the small bathroom to be extended. The boiler and cupboard located in the main bedroom would be removed and relocated to the kitchen area at ground floor level. As a result, it is considered, that the proposal would offer benefits to the property and as such, no harm has been identified and the proposals are thus considered to preserve and enhance the special historic significance of the listed building.
- 4.10. Externally, the proposal includes the removal of the side elevation window and the installation of the

new external door. It was identified during the site visit from the brickwork that an historic doorway previously existed on the side elevation. The proposed side elevation door has been redesigned to match other back doors locally and is therefore considered to not cause harm to the historic significance of the host building. In addition a simple metal stair installed to provide access to ground level would not be an unusual feature and would not be out of character on the building. The installation of the revised metal railing would be more widely spaced to match the existing railings and neighbouring railings along the terrace. A condition would be attached to the listed building consent notice seeking details of new doors and metal railings to ensure that the side elevation door would be timber with single glazed panels and that the railing would be metal to ensure there would be no harm to the significance of the listed building. The proposed soil vent would be installed on the rear elevation and is required due to the relocation of the bathroom. It is considered that the installation of the soil vent is acceptable and would not cause harm to the historic significance of the host building. In addition a condition would be attached to ensure the soil pipe would be constructed in the same material as the existing flue.

- 4.11. At roof level, the proposal includes a conservation style rooflight to be sited between the rafters within the rear roofslope. Due to the location of the property, the proposed rooflight would be visible from the streetscene and from private vantage points from neighbouring properties. It is also proposed to extend the existing flue to add a drainage connection. However it is considered that the alternation to the roof and rear elevation is minor and would not cause harm to the historic significance of the host building.
- 4.12. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66 and 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 are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.
- 4.13. As such, the proposed development would preserve the significance of the host listed building and the character or appearance of the Hampstead Conservation Area, meeting the statutory tests set out in the NPPF and complying with policies D1 and D2 of the Camden Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 5.2. Due to the location, size and nature of the proposals they would not harm the neighbour's amenity in terms of the loss of natural light, light spill or added sense of enclosure.
- 5.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.
- 5.4. Local residents have raised concerns about the internal layout of the lower ground floor and separate access and the fact that it may conclude that the lower ground floor may be sub-divided into a separate dwelling. You need to address this here. Say something about the size of the lower ground floor and the fact that planning permission would be required for the creation of any new separate residential dwelling.

6. Conclusion and Recommendation

- 6.1. In conclusion, the proposed works would preserve the significance and setting of the listed building and the character and appearance of this part of the Hampstead Conservation Area. As such, the proposals are considered to accord with the requirements of policies D1 and D2 of the Camden Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan and it is recommended that planning permission and listed building consent are granted subject to relevant conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th November 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 and search for 'Members Briefing'.

Application ref: 2021/3444/L
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 11 November 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
www.camden.gov.uk

Studio 303 Ltd
33 Greenwood Place
London
NW5 1LB

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Willow Road
London
NW3 1TN

DECISION

Proposal:

Installation of rooflight to the rear roofslope and a soil pipe to the rear elevation; installation of new door at lower ground floor level and new metal railings to the front at ground floor level; installation of a side elevation door and a metal staircase and internal works and alterations.

Drawing Nos: 676 1001; 676 001; 676 002; 676 003; 676 004; 676 005; 676 006; 676 007; 676 008; 676 009; 676 011; 676 012; 676 013; 676 014; 676 015; 676 017 A; 676 018 A; 676 019 A; Design and Heritage Statement prepared by Studio 303 dated June 2021

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

676 1001; 676 001; 676 002; 676 003; 676 004; 676 005; 676 006; 676 007; 676 008; 676 009; 676 011; 676 012; 676 013; 676 014; 676 015; 676 017 A; 676 018 A; 676 019 A; Design and Heritage Statement prepared by Studio 303 dated June 2021

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

(a) Plan, elevation and section drawings of the new doors and metal railings at a scale of 1:10 with typical moulding, architrave and glazing bar details at a scale of 1:1. Doors shall be timber, single glazed and metal railings shall be metal and plain.

(b) Plan, elevation and section drawings of the rooflight at a scale of 1:10.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 5 The soil pipe hereby permitted shall be constructed in materials to match the existing pipework as closely as possible.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

Application ref: 2021/2832/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 11 November 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
www.camden.gov.uk

Studio 303 Ltd
33 Greenwood Place
London
NW5 1LB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Willow Road
London
NW3 1TN

Proposal:

Installation of rooflight to the rear roofslope and a soil pipe to the rear elevation; installation of new door at lower ground floor level and new metal railings to the front at ground floor level; installation of a side elevation door and a metal staircase and internal works and alterations.

Drawing Nos: 676 1001; 676 001; 676 002; 676 003; 676 004; 676 005; 676 006; 676 007; 676 008; 676 009; 676 011; 676 012; 676 013; 676 014; 676 015; 676 017 A; 676 018 A; 676 019 A; Design and Heritage Statement prepared by Studio 303 dated June 2021

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 plans:

676 1001; 676 001; 676 002; 676 003; 676 004; 676 005; 676 006; 676 007; 676 008; 676 009; 676 011; 676 012; 676 013; 676 014; 676 015; 676 017 A; 676 018 A; 676 019 A; Design and Heritage Statement prepared by Studio 303 dated June 2021.

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

Informative(s):

- 1 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.
- 2 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) 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.

- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 5 You are advised that any subdivision of the property into separate dwellings requires full planning permission.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION