

2021/4691/P – Flat 2, 102 Haverstock Hill

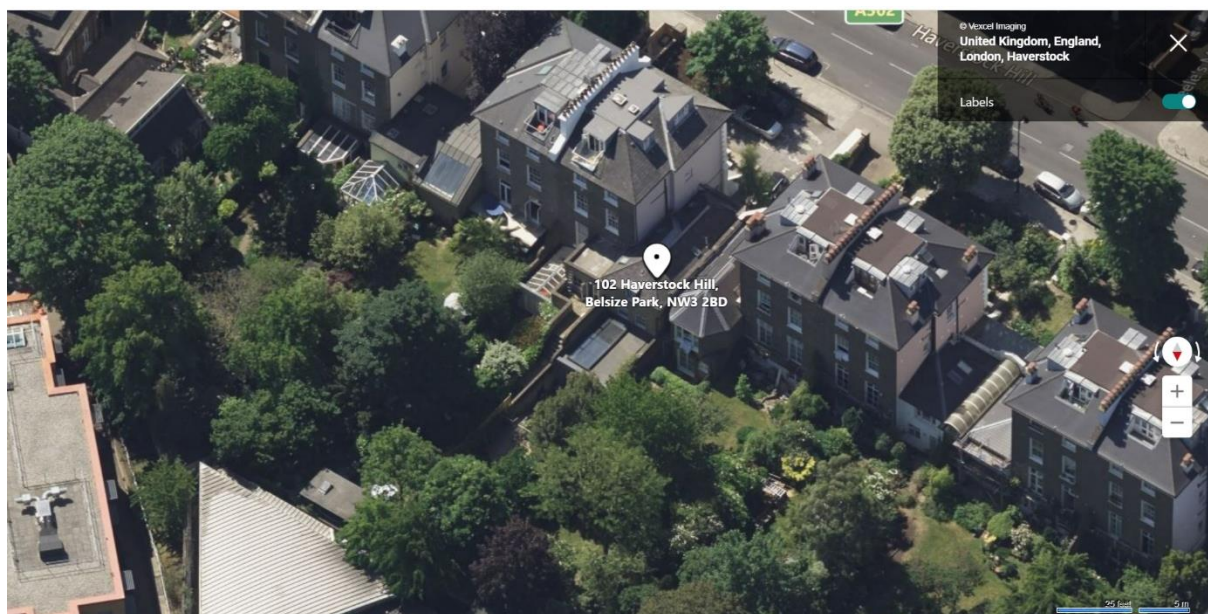


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1. Existing front elevation (street view image)



2. Aerial photograph from the rear (photo from Bing)



3. Existing rear facade



Existing Rear Façade

4. Existing rear door and window



Existing Rear Door and Window

5. Existing and proposed rear elevations



EXISTING REAR ELEVATION



PROPOSE REAR ELEVATION

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		12/01/2022	
		N/A		Consultation Expiry Date:		19/12/2021	
Officer				Application Number(s)			
Fast Track Team				2021/4691/P			
Application Address				Drawing Numbers			
Flat 2 102 Haverstock Hill London NW3 2BD				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing window and door with new crittall double glazed window and door and new external flooring paving on the rear upper ground floor.							
Recommendation(s):		Grant Conditional Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01	
Belsize CAAC response:	<p>Site notice was displayed from 24/11/2021 to 18/12/2021 Press notice was published on 25/11/2021 and expired on 19/12/2021</p> <p>The Belsize Conservation Area Advisory Committee (CAAC) objected to the proposals as follows:</p> <p style="text-align: center;"><i>"Object to the horizontal proportion of the new glazing bar subdivisions."</i></p> <p>Officer response:</p> <p>The design, material, dimensions, siting and visibility of the proposal have been assessed, along with any impact on neighbouring amenity, and are considered to be appropriate within the particular site context (see Section 3.0 below for full assessment).</p>						

Site Description

The application site comprises a 5-storey Victorian stuccoed semi-detached house. The house contains a total of four flats and Flat 2 is on the upper ground floor with entrance at the level of the front porch entrance and private garden access through the rear of the flat. It is located on Haverstock Hill near the junction with Parkhill Road. The house has grey painted brick walls on the front and the extension to which the work is proposed at the rear is made of new London stock brick. It also has a pitched grey slate roof.

102 Haverstock Hill is not a listed building, but it sits within the Parkhill Conservation Area. The building is identified as making a positive contribution to the conservation area (Parkhill and Upper Park Conservation Area Statement, adopted 11 July 2011).

Relevant History

At the application site:

Flat 2, 102 Haverstock Hill

2021/4683/P Installation of new metal handrails to steps leading up to the front entrance. **Planning permission granted on 13/01/2022**

2021/4911/P Erection of open garden pavilion within rear garden. **Planning permission granted on 06/01/2022**

The Coach House, 102 Haverstock Hill (neighbouring site where glazed sliding/folding doors have been approved/implemented):

2012/4134/P Demolition of rear ground floor extension and construction of new ground floor rear extension, and alterations to front elevation of existing dwelling house (C3). **Planning permission granted on 08/10/2012**

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

CC1 – Climate change mitigation

CC2 – Adapting to climate change

Camden Planning Guidance

CPG Home Improvements (January 2021)

CPG Design (January 2021)

CPG Energy efficiency and adaption (January 2021)

CPG Amenity (January 2021)

Parkhill and Upper Park Conservation Area Statement (adopted 11 July 2011)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the replacement of existing window and door with new crittall double glazed window and door and new external flooring paving on the rear upper ground floor.

Revisions

1.2 The proposed plans were revised during the course of the application to remove the external security shutters initially proposed.

2.0 Assessment

2.1 The principal considerations material to the determination of this application are:

- The design and impact of the proposal on the character and appearance of the Parkhill Conservation Area; and
- The impact of the proposal on neighbouring amenity.

3.0 Design and Heritage

3.1 Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas. Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. This is supported by the Parkhill and Upper Park Conservation Area Statement.

3.2 102 Haverstock Hill comprises a five storey Victorian stuccoed semi-detached house. The property is not listed but it is recognised as making a positive contribution to the character and appearance of the conservation area in the conservation area appraisal and management statement. Whilst the overall appearance of the houses has remained largely unaltered on the upper ground at the rear, some have installed glazed sliding folding doors and there are also some conservatories and rear extensions on the lower ground. Despite the proposal being on the upper ground level, it would not be out of character.

3.3 Additionally, while it would be preferable to replace the existing window and door with vertical panes to match the windows on the upper floors, in the context of the host building, the extension is a more recent addition to the house built in the 1990s and not part of the original architecture. There are also existing metal bars to the current window and door that will be removed in order to accommodate the new proposal and for all those reasons, it would be acceptable in principle.

3.4 It should be noted that the replacement of the existing window and door would not be visible in the street scene. They are not visible from the public domain as the proposed work is located at the rear of the property. They will only be visible from the private rear gardens. Furthermore, the rear end of the garden faces the back of a school building with no fenestration. The visual impact would therefore be negligible and would not cause harm or sufficient impact to warrant refusal.

3.5 The proposal also includes a new external flooring paving on the rear upper ground floor. The new concrete pavers (400 x 400) would match the finish and size of the existing grey coloured paving. The details are considered appropriate.

3.6 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Parkhill Conservation Area, under s.72 of the Listed Buildings and Conservations Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.7 Overall, therefore, while there would be some difference in the material and detailing when compared to some existing windows at the property, the proposed alterations would closely match other windows of similar material and generally be in keeping with the prevailing design, form and appearance of fenestration at the property. As such, under these circumstances, the proposal is considered to preserve and enhance the character and appearance of the host building and this part of the Belsize Conservation Area, in accordance with Camden Local Plan Policies D1 (Design), D2 (Heritage).

4.0 Sustainability

- 4.1 The Council supports development to improve the thermal efficiency of existing dwellings in a sustainable way and it is acknowledged that the use of double glazing can be beneficial in this regard.

5.0 Amenity

- 5.1 Local Plan Policy A1 (Managing the impact of development), supported by CPG Amenity, seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.
- 5.2 There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties given the minor nature of the proposals and the fact that the replacement of an existing window and doors only is proposed. As such, it is considered in amenity terms to accord with Camden Local Plan Policy A1 (Managing the impact of development) and the relevant Camden Planning Guidance.

6.0 Recommendation

- 6.1 Overall, the proposed development is considered acceptable in terms of design and impact on the character and appearance of the host building and wider Parkhill and Upper Park Conservation Area, and there would be no significant adverse impact on the residential amenity of neighbouring occupiers. The development is also deemed consistent with the objectives, guidance and policies identified above and it is therefore recommended that conditional planning permission be granted.

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 14th March 2022, 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: 2021/4691/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 4 March 2022

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SILO Architecture (Lee-Loeffler Ltd)
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Thurloe Square
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United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
102 Haverstock Hill
London
NW3 2BD

DECISION

Proposal: Replacement of existing window and door with new crittall double glazed window and door and new external flooring paving on the rear upper ground floor.

Drawing Nos: 579_00-LP; 579_01-100 Rev 01; 579_01-300 Rev 01; 579_01-301; 579_01-502; T60D 08/21; W20 01/21; Design and Access Statement dated 23rd September 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 policies 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: 579_00-LP; 579_01-100 Rev 01; 579_01-300 Rev 01; 579_01-301; 579_01-502; T60D 08/21; W20 01/21; Design and Access Statement dated 23rd September 2021.

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) 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 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