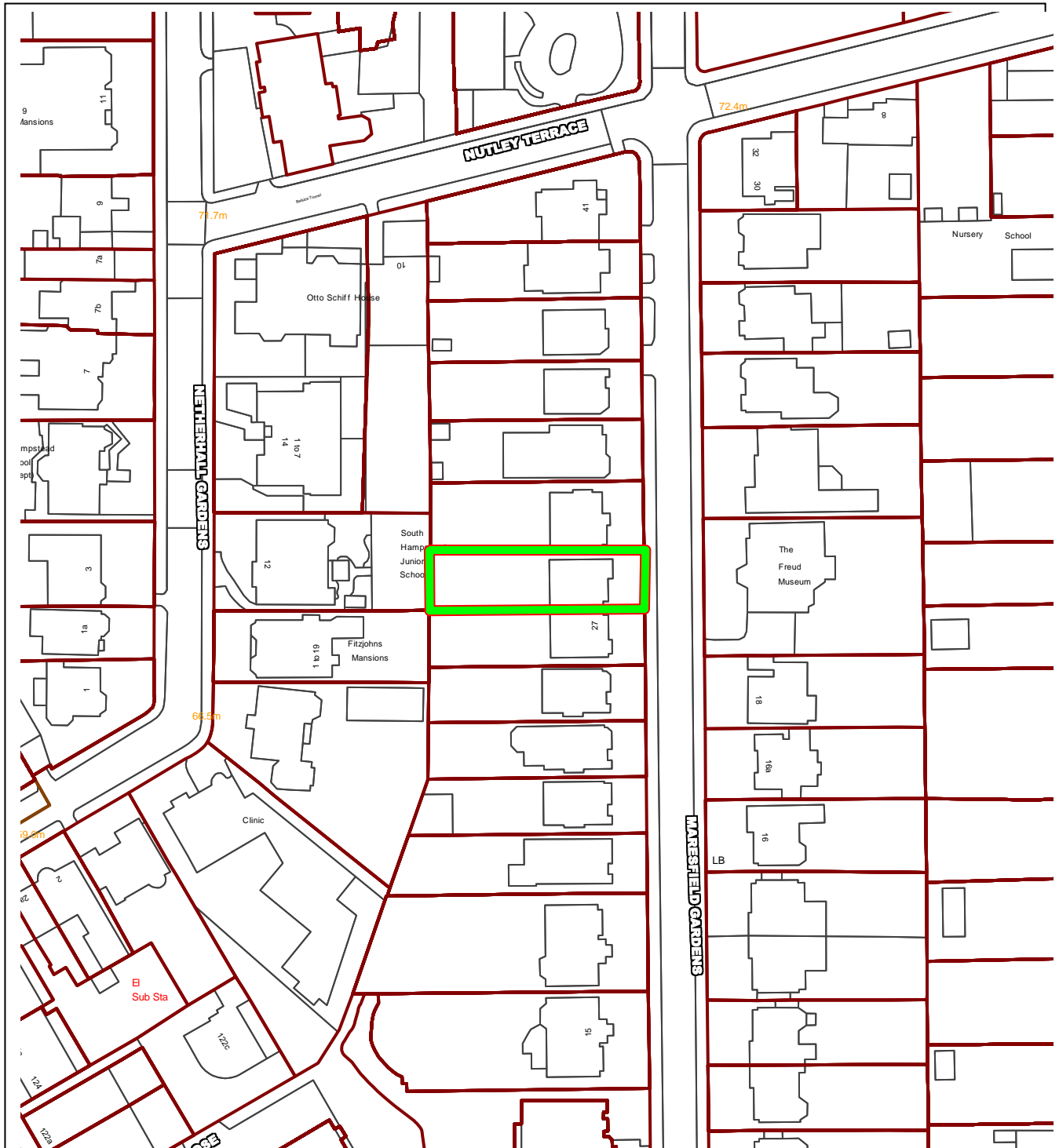


2022/1966/P - 29 Maresfield Gardens



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Photos for 2022/1966/P – 29 Maresfield Gardens, London, NW3 5SD

Photo showing front of property before development (circa April 2019)



Photo showing front of property post development (circa August 2022)



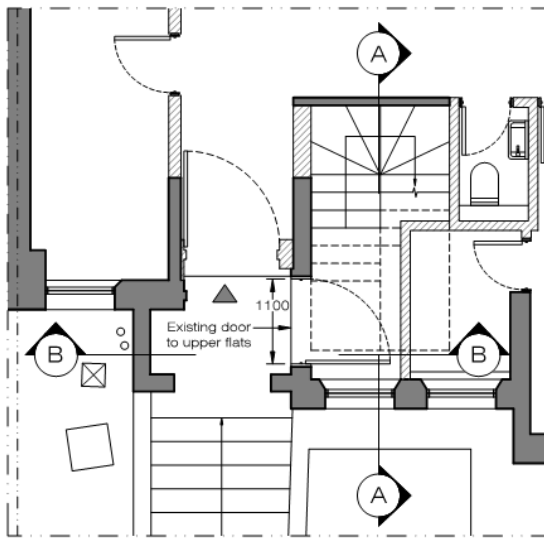
Photo showing visibility of development from street (long views)



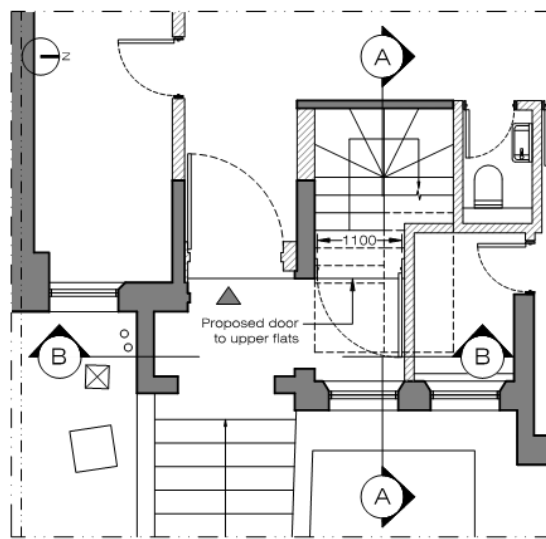
Photo showing visibility of development from development (close views)



Existing (left) and Proposed (right) Floor Plans



EXISTING
Upper Ground Floor Plan 1:50@A3

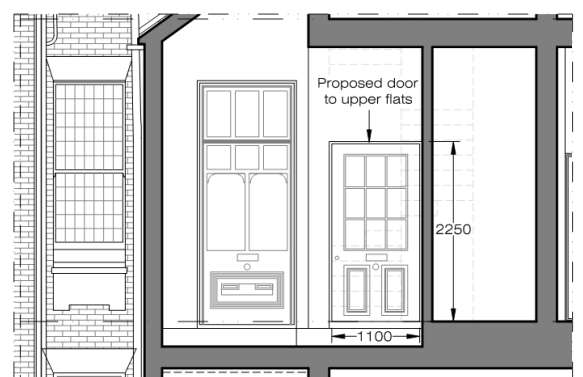


PROPOSED
Upper Ground Floor Plan 1:50@A3

Existing and Proposed Sections



EXISTING
Section BB 1:50@A3



PROPOSED
Section BB 1:50@A3

ADDITIONAL NOTE: Issue key: Project:

Delegated Report		Analysis sheet		Expiry Date: 01/07/2022	
		N/A		Consultation Expiry Date: 15/08/2022	
Officer			Application Number(s)		
Ewan Campbell			2022/1966/P		
Application Address			Drawing Numbers		
29 Maresfield Gardens London Camden NW3 5SD			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Relocation of existing entrance door to upper floor flats (Retrospective)					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	00	No. of objections	00
Neighbour Consultation		A site notice was put up on 22/07/2022 expired on the 15/08/2022 and an advert was placed in the local press on 14/07/2022 and expired on 07/08/2022 No objections or comments have been received from neighbours during the public consultation.			
Belsize Society		Belsize Society have objected on the following grounds: <ul style="list-style-type: none"> - Building makes positive contribution - The new door is visible so impacts on character of Conservation Area - It changes front elevation of property and sets a precedent - Loss of soft landscaping to the front 			

**Netherhall
Neighbourhood
Association**

Netherhall Neighbourhood Association have objected on the following grounds:

- Relocated door offers no enhancement of heritage asset
- Insensitive and undesirable change in Conservation Area
- Contrary to policy D2 (Heritage)
- Would provide an unfortunate precedent

Officer Comment: One issue raised by the Belsize Society was in relation to the loss of soft landscaping to the front however this was assessed under a previous application on site (2022/1965/P) and therefore is not related to this application. The other issues raised including planning precedent, and the impact on the host building and conservation area are discussed in more detail of section 3 of the report.

Site Description

The application site is a semi-detached four storey property on the eastern side of Maresfield Gardens. The property was built with a red terracotta brick, slate tiled roof and timber framed white painted timber windows on its front and rear. It also benefits from two dormers on its front roof slope.

The building is not listed but lies within the Fitzjohns Netherhall Conservation Area and is recognised as making a positive contribution to the character of the area.

Relevant History

Application site

2020/1417/P - Erection of 2 dormer windows with balconies and rooflight to rear roof slope, and alterations to existing rear dormer including revised glazing detail and replacement of hipped roof with flat roof. (Granted 29/09/2020)

2020/1418/P Erection of single storey lower ground rear extension with external roof terrace above together with new external patio with new stepped access to rear garden, external alterations to property including replacement of ground floor rear window with French door (Granted 29/09/2020)

2022/1965/P Retrospective partial demolition and alterations to front boundary wall and landscaping to facilitate the creation of on-site parking spaces. Installation of 2x bin stores in front garden (Refused 23/09/2022)

2022/1967/P Erection of single storey outbuilding with green roof in rear garden. (Retrospective) (application under consideration)

Enforcement investigations

EN22/0232 – Tarmacking of front garden for parking in advance of preparing for a cross-over.

EN22/0653 - New side door between Nos. 29 and 31 is not in accordance with granted Planning Permission reference 2022/1966/P.

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Camden Planning Guidance (CPG)

CPG Home Improvements (January 2021)

CPG Amenity (January 2021)

Fitzjohns/Netherhall Conservation Area Statement (2001)

Assessment

1. PROPOSAL

1.1. The development is largely retrospective and includes the relocation of the existing second entrance door serving the upper floor flats



Image 1 and 2: Development as built

2. CONSIDERATIONS

2.1. The material considerations for this application are as follows:

- Design and Heritage
- Amenity
- Transport

3. ASSESSMENT

Design and Heritage

3.1.1. The 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.

- 3.1.2. The site is located in the Fitzjohn's/Netherhall Conservation Area which contains a mixture of architectural styles including neo-gothic, classical Italianate and Queen Anne amongst others. The area also contains numerous gradients and long views along avenues creating an imposing district. The contribution of the streetscape is also significant with large trees, vegetation and large private gardens.
- 3.1.3. Maresfield Gardens is in sub-area one of the conservation area and is an L shaped street running west from Fitzjohns Avenue to Netherall Gardens and the application building is recognised as making a positive contribution to the character of the area. The conservation area sits to the southern slopes of Hampstead between Rosslyn Hill and Finchley Road. The street layout is dominated by Fitzjohns Avenue running through the centre and the parallel streets to the east and west of it. Overall the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead Village and Finchley Road.
- 3.1.4. The conservation area contains broadly similar building types with a mixture of architectural styles – neo-gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival and Arts and Crafts. The range of details includes: fine rubbed brickwork, terracotta enrichments, stained glass, fine wrought iron work, Tudor style chimney stacks, extensive tiling and tile hanging.
- 3.1.5. The historic entrance to the building was originally recessed under a portico with one door leading into the building. When the building was converted into flats, an additional doorway was created to the right and forward of the door, maintaining the form and volume of the recessed area. The proposed relocation of the entrance door so that it now sits alongside the original door results in an area that was internal to the building becoming external, which officer acknowledge does affect the form of the building and circulation of space.
- 3.1.6. Whilst it is appreciated, that the alteration is not particularly common within the street or area, the entrance arrangement is considerably limited in terms of visibility. The recessed space will only be seen in oblique views and does not impact the views or proportions of the front elevation. This space, normally part of the internal area of the building, will be changed in terms of how it is read however this is not a significant change. The front wall, which is retained, still provides an appearance that the main door is still the 'main entrance' and therefore the character and appearance of the front of the property is not significantly compromised.
- 3.1.7. Overall, because of the front wall, this limits the impact of opening this area up and means that whilst the proposal does not enhance the character of the Conservation area, it certainly preserves its character, as required by policy D2. Furthermore the materials of red brick and matching wooden door are sympathetic to the area and building itself.
- 3.1.8. Special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Amenity

- 3.1.9. 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, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.

3.1.10. Because of the small scale nature of the alteration, it is not considered to impact neighbouring outlook, sense of enclosure, privacy, or daylight and sunlight.

3.1.11. Therefore fails to proposal complies with policy A1 of the 2017 Camden Local Plan and the Amenity CPG.

4. RECOMMENDATION

- Grant condition planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10 October 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: 2022/1966/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 5 October 2022

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

SM Planning
80-83 Long Lane
London
EC1A 9ET

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

29 Maresfield Gardens
London
Camden
NW3 5SD

DECISION

Proposal:

Relocation of existing entrance door to upper floor flats (Retrospective)

Drawing Nos: 19071 LP-00 (P-00), 19071 EX-01 (P-00), 19071 PA-01 (P-00) and Cover Letter (03/05/2022)

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 shall be carried out in accordance with the following approved plans 19071 LP-00 (P-00), 19071 EX-01 (P-00), 19071 PA-01 (P-00) and Cover Letter (03/05/2022)

Reason:

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

- 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer