

Location **5 Erskine Hill London NW11 6HA**

Reference: **15/05779/HSE** Received: 15th September 2015

Accepted: 18th September 2015

Ward: Garden Suburb Expiry 13th November 2015

Applicant: Mr Colin Lawrence

Proposal: New rear dormer, replacement of 1 no. rear window with door. Internal alterations to all floors. (AMENDED DESCRIPTION).

Recommendation: Approve subject to conditions

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

393 EX00; 393 EX01; 393 EX02; 393 EX03; 393 EX04; 393 EX05; 393 EX06; 393 PL01; 393 PL02; 393 PL03; 393 PL04 Rev A; 393 PL05; 393 PL06 Rev A; Design and Access statement

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD

(adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 The windows hereby approved shall match the original windows in material and style.

Reason: To protect the character of the house and the Hampstead Garden Suburb Conservation Area in accordance with policy DM06 of the Development Management Policies DPD (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The permission of the New Hampstead Garden Suburb Trust Ltd may also be necessary and this can be obtained from: The Trust Manager, The New Hampstead Garden Trust Ltd, 862 Finchley Road, London NW11 6AB (Telephone 020 8455 1066). See <http://www.hgstrust.org/> for more information.

Officer's Assessment

1. Site Description

The application site is located on the western side of Erskine Hill, within Area 1 of the Hampstead Garden Suburb Conservation Area.

The existing building on site is a Grade II listed, mid-terrace residential dwelling house.

The Conservation Area Character Appraisal notes;

Erskine Hill runs southwards from the junction with Addison Way, curving gently and rising up the hill to Central Square. There are street trees of various species with some particularly attractive birch trees. Hedges are predominantly privet and the boundary hedges are largely intact. At the junction with Asmunds Hill, the tarmac verges give way to grass and the road becomes markedly more picturesque. The cottage gables step up the hill, with the trees of Big Wood behind and the spire of St Jude's and the dome of the Free Church towering above. The view is marred only by the overhead telephone wires festooning the road. At the junction with Temple Fortune Hill the character changes dramatically and this part of the road is described in Area 1, the Central Square section.

Erskine Hill and its associated closes and roads includes small cottages, semi-detached houses and significantly larger buildings originally designed to house specific needy groups. Different architects were responsible for different sections of Erskine Hill and the architectural styles reflect this; nonetheless, they sit easily together. At the bottom of the hill Courtney Crickmer (1910-11) designed a sequence of semi-detached houses and terraces in a warm brick and render. The symmetrical groups run on either side of the road. Architectural features are repeated in both the terraces and the semis to give cohesion."

2. Site History

Nil.

3. Proposal

This application seeks consent for a new rear dormer window, replacement of 1 no. rear window with door and internal alterations to all floors.

The plans have been amended. The originally proposed front rooflight window has now been omitted from the scheme.

4. Public Consultation

A site notice was erected on 24/9/2015

A press notice was published on 29/9/2015

5 consultation letters were sent to neighbouring properties.

3 objections have been received.

The views of objectors can be summarised as follows;

- Proposals constitute dangerous precedent
- No changes to external of these Lutyens properties should be allowed

- Front rooflight unacceptable
- No objection to internal works
- New dormer replicates later unwelcome addition
- Rear door destroys symmetry

Other / internal consultations

HGS CAAC - Objection: insufficient information about neighbouring properties, no rooflight on neighbouring properties, unacceptable.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the alterations would be a visually obtrusive form of development which would detract from the character and appearance of the street scene and this part of the Hampstead Garden Suburb Conservation Area.
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether harm would be caused to trees of special amenity value.

5.3 Assessment of proposals

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its inclusion in the Greater London Development Plan, and subsequently in the Unitary Development Plan, as an 'Area of Special Character of Metropolitan Importance'. The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance of the Conservation Area.

The ethos of the original founder was maintained in that the whole area was designed as a complete composition. The Garden City concept was in this matter continued and the architects endeavoured to fulfil the criteria of using the best of architectural design and materials of that time. This point is emphasised by the various style of building, both houses and flats, in this part of the Suburb which is a 'who's who' of the best architects of the period and consequently, a history of domestic architecture of the period of 1900 - 1939.

The choice of individual design elements was carefully made, reflecting the architectural period of the particular building. Each property was designed as a complete composition and design elements, such as windows, were selected appropriate to the property. The Hampstead Garden Suburb, throughout, has continuity in design of doors and windows with strong linking features, giving the development an architectural form and harmony. It is considered that a disruption of this harmony would be clearly detrimental to the special character and appearance of the Conservation Area. The front of the properties being considered of equal importance as the rear elevation, by the original architects, forms an integral part of the whole concept.

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity,

and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

It should be noted that the plans have been amended to omit the proposed front rooflight window from the scheme.

The proposed rear dormer window is considered to be acceptable and appropriately sited addition to the rear elevation. The design matches that of the existing dormer to be replaced at the host property. Looking at the wider group, the design of the dormer windows is similar to other flat roofed dormer windows in the area.

It is proposed to replace the existing window closest to the arched walkway with a door. The existing opening would be dropped to ground level and a new door inserted to match that further along the rear of the host property. There is no objection to this alteration which is considered to be minor in its impact, posing no harm to the significance of the host statutory listed dwelling house, group of listed properties or wider Conservation Area.

Internally, at ground floor it is proposed to create a double door opening between the dining room and the kitchen, significant nibs would be retained to either side of the opening and the downstand beam retained to ensure the positioning of the original wall was retained. This is considered acceptable as allows for a better circulation whilst retaining the original plan form of the listed dwelling house.

Within the kitchen area a new door opening would be formed where the existing kitchen window is located. No alterations to its position are proposed, the existing opening would be dropped to ground level and a new door to match the adjacent inserted. This is considered to be an acceptable alteration.

The internal walls separating the two kitchen stores are proposed to be removed to create enlarged store, and the access door removed from the kitchen. Other works to the kitchen include the creation of boxing for new internal drainage. There are no objections to these alterations.

It is also proposed to remove the existing partitions from inside the cupboard which separates the reception room from the dining room in order to connect the two rooms. There are no objections to this alteration which does not affect the original plan form of the listed dwelling house.

The works proposed at first floor include creating a master bedroom suite from bedroom 2, removing the existing integral wardrobe, creating a new door opening to use the existing bedroom 3 as a dressing room, a further door opening adjacent to the chimney breast to give access into a new en-suite bathroom. The existing door opening into the existing bedroom 3 would be blocked up internally with the door retained from the hallway elevation. The chimney breast located between the existing bedroom 3 and the store would be retained (shown on the proposed plans as dressing room and en-suite bathroom). It should be noted that the existing plan form remains as a result of the proposed changes and therefore it is not considered that the proposals result in any detriment to the significance of the listed property.

Within bedroom 1 it is proposed to insert new built-in wardrobes and replace the existing door and re-orientate its swing, retaining the opening. There are no objections to these alterations.

A new door is proposed along the hall way at first floor to create an enlarged family bathroom. Whilst the circulation space at this part of the hallway would be reduced it is considered the benefit of larger bathroom facility at this point outweighs the harm. The existing chimney breast would be retained.

At second floor it is proposed to convert the remaining roof space into an en-suite bathroom facility for bedroom 3. A dormer window would be provided to give light into the new room. There is no objection to this alteration which is not considered to harm the significance of the host listed building.

The proposals do not detrimentally impact on the qualities of the host locally listed building and protect the character of this part of Hampstead Garden Suburb Conservation Area. The design, size and siting of the proposals are such that they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area, trees of special amenity value and area of special character. The proposals would not impact detrimentally on the health of trees.

5.4 Response to Public Consultation

The concerns raised are noted. In regards to the in principle objections to any external development it is considered that this is unrealistic and unnecessary. Properties do change over time and sensitive alterations do not have to harm the significance of listed properties. The application property, designated as part of a group along with Numbers 1-7 Erskine Hill have been designated as Grade II, not higher where consultation with Historic England is required. To prevent any alterations at the host Grade II listed property would be unfair as numerous other Grade II listed properties have benefited from extensions as well as alterations. The current application does not seek any extension to the property, only alterations, which are considered to maintain its significance and enhance its special character and appearance.

The proposed front rooflight window has been removed from the final scheme.

The comments made regarding the design of the rear dormer window are noted. However, it is considered that the design of the dormer window is acceptable and there are other similar designed dormer windows on other parts of the listed Erskine Hill terraces.

In regards to the concerns raised regarding the insertion of new door opening to replace the rear window, it is not considered that the proposal unbalances the symmetry of the host dwelling, in fact at ground floor the fenestration would appear more symmetrical than existing. Even looking at the wider terrace, due to the existence of heavy foliage to the rear of the other end of the terrace the position of the fenestration openings is unclear and the proposals are not considered to result in detriment to the group.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and support the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, the proposals as amended would not detrimentally impact on the qualities of the Locally Listed building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The proposed alterations are such that, as conditioned, it preserves the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area, and area of special character.