

2023/2766/P & 2023/3393/L - 14 Highgate West Hill



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14 Highgate West Hill

Photo 1 – showing the host property from Highgate West Hill



Photo 2 – showing the host property from Millfield Lane



Aerial images – front and rear of application site respectively



Front stairs to south side of property

Rear stairs to south side of property



Delegated Report		Analysis sheet	Expiry Date:	11/12/2023
(Members Briefing)		n/a	Consultation Expiry Date:	19/11/2023
Officer			Application Number:	
Tony Young			1. 2023/2766/P 2. 2023/3393/L	
Application Address			Drawing Numbers	
14 Highgate West Hill London N6 6JR			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal:				
1. <u>Full Planning application</u> : Installation of stair lifts - one to front external steps and one to rear external steps.				
2. <u>Listed Building Consent application</u> : External alterations in connection with the installation of stair lifts - one to front external steps and one to rear external steps.				
Recommendation:	1. Grant Conditional Planning Permission 2. Grant Conditional Listed Building Consent			
Application Type:	1. Full Planning Permission 2. Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers and local groups:	No. notified	0	No. of responses	01	No. of objections	01
Summary of consultation responses from local residents/groups	<p><u>Site notice</u> was displayed from 18/10/2023 to 11/11/2023</p> <p><u>Press notice</u> was published on 26/10/2023 and expired 19/11/2023</p> <p>The Highgate Conservation Area Advisory Committee (CAAC) responded raising objections to the <u>initial</u> submission, summarised as follows:</p> <ol style="list-style-type: none"> 1. <u>Justification / need</u> <ul style="list-style-type: none"> • Question whether the proposed stair lifts are necessary as justification is unclear. If necessary, the applicant should consider other alternatives, such as a vertical lift. 2. <u>Drawings, photos and details</u> <ul style="list-style-type: none"> • The drawings and descriptions of the proposed works are inadequate and do not indicate the location of the proposed stairlifts relative to the entire building and the photographs provided are unclear. No documents provided showing the proposed 'Bruno Elite Straight Stairlift' and how the stairlifts will be attached. 3. <u>Listing details / railings</u> <ul style="list-style-type: none"> • The Heritage Statement does not consider the effect of the proposed installation on the appearance of the building viewed from the public realm and potential impact on the cast-iron railings mentioned in the listing. 4. <u>Design / materials</u> <ul style="list-style-type: none"> • The grey aluminium structure does not seem to be the most suitable choice for a 19th Century stucco house. <p><u>Officer response:</u></p> <ol style="list-style-type: none"> 1. The proposed works are required to allow improved access and egress into and out of the property by the applicant/occupant. The full details remain private and confidential; however, the Council considers the need to be justified following an assessment by an Occupational Therapist as part of a referral from the Council's Adult Social Care team (see paragraphs 3.5-3.9 below); 2. Additional detailed drawings, photographic description and product details were requested by the Council and provided by the applicant. These are considered to be sufficient in order to understand the proposal and potential impact. All revised/new information was made available to view on the Council's website and emailed directly to the Highgate CAAC on 16/11/2023 for further comment. The Council has yet to receive a response. 3. The proposed works are not to the central entrance area and railings referred to in the listing, but rather would affect the south side of the property (where any existing railings or historic fabric would not be altered). Special regard has been given in this report to preserving features of special architectural or historic interest of the building and its setting (see Section 3 'Design and appearance' below for further details); 4. The proposal has been assessed on its own individual merit and is 					

considered by the Council, on balance, to be acceptable (see Section 3 'Design and appearance' below for assessment).

Site Description

The application site comprises of a Grade II listed, detached 3-storey villa, occupying a corner junction of Highgate West Hill and its intersection with Millfield Lane. The building is set substantially back from the main road and sits on raised ground behind a brick wall and a heavily landscaped buffer. The building is situated within the Highgate Conservation Area.

The property was converted back to residential from a previous use as children's home with comprehensive refurbishment and subdivision into 3 independent residential dwellings in 2006.

The current application relates to the southern dwelling, comprising of extended rooms at basement, ground and 1st floor levels with substantial new build extensions wrapping this volume on its southern and eastern flanks.

Relevant History

2006/2395/P & 2006/2396/L - Amendments to landscaping on approved scheme dated 28/11/2005 (ref 2005/4169/P and duplicate app 2005/4171/P) and listed building consent (ref 2005/4170/L and 2005/4172/L). Planning permission and listed building consent granted 05/09/2006

2005/4175/P & 2005/4176/L - Amendment to planning permission (ref:2005/1855/P) granted 20/09/2005 for the installation of a sliding pedestrian gate. Duplicate application submitted (Ref: 2005/4177/P) and Listed Building Consent (ref:2005/1858/L) granted 20/09/2005 for the installation of a sliding pedestrian gate. Duplicated application submitted (Ref: 2005/4179/L). Planning permission and listed building consent granted 12/01/2006

2005/4169/P & 2005/4170/L – Construction of extensions to the existing dwelling and conversion of single dwelling house into three self contained dwellings, and associated internal and external alterations. Planning permission and listed building consent granted 28/11/2005

2005/1855/P and 2005/1858/L - Alterations to the external lightwells and fenestration along with the rebuilding of the South wing and internal alterations throughout including the reinstatement of previously unauthorised removed features. Planning permission and listed building consent granted 20/09/2005

2004/3543/P & 2004/3544/L - Convert the property from a single dwelling house into three self-contained flats. Planning permission and listed building consent refused 02/11/2004 and dismissed on appeal dated 01/07/2005

PEX0200795 - Change of use from childrens home (Class C2) to single family dwelling (Class C3); demolition of existing rear extension and single storey out-building bordering Millfield Lane; erection of new single-storey rear extensions; rebuilding, together with ground and first floor additions at south wing, alterations at roof level and new garage entrance onto Millfield Lane. Planning permission granted 16/03/2004

LEX0200796 - Demolition of existing rear extension and single storey out-building bordering Millfield Lane; erection of new single-storey rear extensions; rebuilding, together with ground and first floor additions at south wing; alterations at roof level and new garage entrance onto Millfield Lane. Listed building consent granted 16/03/2004

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

C6 - Access for all

Camden Planning Guidance

CPG Home Improvements (January 2021)
CPG Design (January 2021)
CPG Amenity (January 2021)
CPG Planning for health and well being (January 2021)
CPG Access for all (March 2019)

Highgate Conservation Area appraisal and management strategy (adopted October 2007)

Highgate Neighbourhood Plan (adopted September 2017)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the installation of two stair lifts - one to existing external steps at the front (south side) of the application site and one to existing external steps to the rear (south side) - see Images 1 and 2 respectively below.



Image 1 – showing proposed stair lift location (A) at front (south side) of application site



Image 2 – showing proposed stair lift location (B) at rear (south side) of application site

1.2 The proposed product is a 'Bruno Elite Straight Stairlift' and support rail (see Images 3 and 4 below):



Images 3 & 4 – showing the proposed stair lift product and support rail

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 special architectural and historic interest of the Grade II listed building, its setting and significance, and on the character and appearance of the wider Highgate 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.

3.2 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 Highgate Conservation Area appraisal and management strategy (adopted October 2007).

3.3 Additionally, Policy D2 states that the Council will resist proposals for alterations to a listed building that would cause harm to the special architectural and historic interest of the building, or to the significance of a listed building through an effect on its setting.

3.4 Camden Planning Guidance (CPG) Home Improvements generally advises on some basic principles for alterations to a residential property, including the need to respect and be complementary to the original character of the existing building; to ensure that the space is usable and accessible to people with varying abilities; and to ensure that alterations are safe and secure.

3.5 The proposed works are required to allow improved access and egress into and out of the property by the applicant/occupant, who has difficulty entering and exiting the premises using existing stairs at both the front (south side) and rear of the property.

3.6 It is firstly noted by way of background that supporting information has been provided as part of the application submission which confirms that the applicant/occupant has been assessed by an Occupational Therapist as part of a referral from the Council's Adult Social Care team. As part of this process, and guided in particular by the Care Act 2014 and the London Boroughs criteria for the provision of adaptations to homes, the applicant has been deemed eligible for the proposed adaptation to their home hereby being considered in this report and to a mandatory financial grant for that purpose.

3.7 Moreover, the provision of the external stair lifts has been identified by the Adult Social Care team as being essential to help the applicant to live as independently as possible within their own home and the need is considered to be immediate and urgent.

3.8 In this regard, consideration is given in this assessment to CPG Planning for Health and Well Being (January 2021) which identifies that well-designed homes and environments, can enable people to

continue to live independently, with the associated benefits provided by established support networks and the comfort and security of familiar surroundings.

3.9 Further, Local Plan Policy C6 (Access for all) and CPG Access for all (March 2019) both recognise that for listed buildings and other heritage assets, the Council will need to balance the requirement to provide access with the interests of conservation and preservation. They also recognise that measures to facilitate dignified and easy access to and within listed buildings can often be sensitively incorporated without damage to the buildings special architectural or historic interest.

3.10 Turning to the assessment, the principal consideration material to the determination of the application is the impact of the proposal on the Grade II listed building and its features of special architectural or historic interest. In this regard, it is firstly noted that all proposed works would be to non-original stone steps at the front (south side) and rear of the property.

3.11 While the listing details refer to cast-iron railings flanking steps to the central entrance of the host building, it is noted that the proposed works are not to this part of the building, but rather would be to the south side of the property (see Image 5 below).



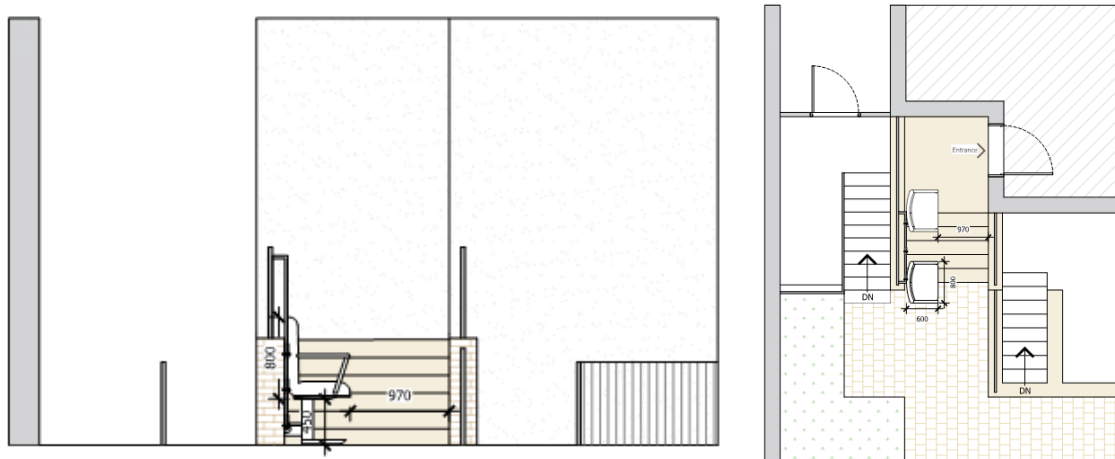
Image 5 – showing proposed stair lift location at front (south side) of host building (A)

3.12 Additionally, it is noted that the proposed works do not involve alterations or fixing to any existing railings located on any part of the building, either at the front or the rear. As such, the works would not introduce or cause harm to the special significance of the listed building through any alteration to its historic fabric.

3.13 As part of the proposal, an external stair lift would be positioned inside an existing low wall and railing on the left-hand side of external entrance stairs at the front (south side) of the building when facing the property (see Images 6-9 below).



Images 6 & 7 – showing proposed stair lift location at front (south side) of site (A) (looking up and down the front stairs respectively)

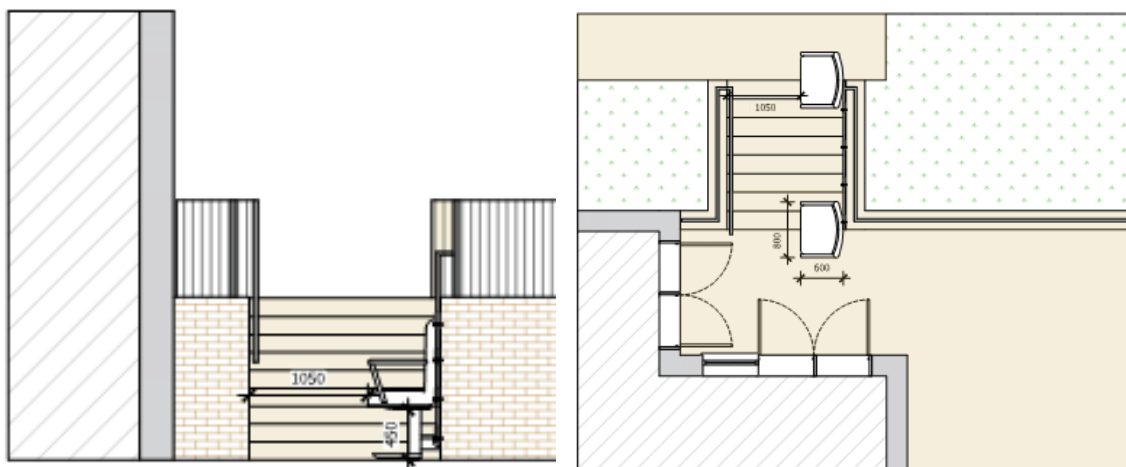


Images 8 & 9 – drawing extracts showing the proposed stair lift at front (south side) of site (A) (elevation and floor plan respectively)

3.14 An external stair lift is also proposed to be positioned inside an existing low wall and railing on the left-hand side of external entrance stairs at the rear of the building when facing the property (see Images 10-13 below).



Images 10 & 11 – showing proposed stair lift location at rear of site (B) (looking up and down the rear stairs respectively)



Images 12 & 13 – drawing extracts showing the proposed stair lift at rear of site (B) (elevation and floor plan respectively)

3.15 The proposed stair lifts (Bruno Elite Straight Stairlift) would be attached to a single, aluminium support rail in each case which would be fixed by means of a number of concealed bolts into existing, non-original stonework in order to anchor 3 x supporting brackets for the stair lift at the

front (south side) of the property and 4 x supporting brackets to the rear. All works of fixing would involve only relatively minor interventions into the existing stonework and would be reversible in nature, which in listed building terms is a temporary arrangement that would allow for the proposals. A condition would be attached to any approval requiring the stair lifts to be removed and the affected areas made good when the lifts are no longer required.

- 3.16 Overall, therefore, while the proposal would not be in keeping with the general historic character and appearance of the host building by virtue of its modern and functional design and materials, the proposal is considered, on balance, to be acceptable in this instance, particularly given the relatively discreet positioning of both lifts at the side of the property which would not be visible from within the public realm and the minor nature of the works. In this regard, it is considered that the proposals would not cause harm to the special architectural and historic interest of the building, nor to the significance of a building through any adverse effect on its setting.
- 3.17 Also taken into consideration is the temporary nature of the proposed alterations (a condition would be attached requiring the stair lifts to be removed when no longer required by the applicant/occupant) and the significant benefit arising to the applicant/occupant from the improvements to existing access arrangements at front and rear.
- 3.18 As such, the proposed alterations are considered to have a minimal visual impact in design terms, given their scale, materials and locations, and would preserve the character and appearance of the host building and wider Highgate Conservation Area, in accordance with Council policies and guidance outlined above, and are acceptable.
- 3.19 In considering whether to grant listed building consent for any works, the Council has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 and 66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the Highgate Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Amenity

- 4.1 Local Plan Policy A1 (Managing the impact of development) 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. This is supported by CPG Amenity which requires that the potential impact on the amenity of neighbouring properties must be fully considered and seeks for developments to be designed to protect the privacy of both new and existing dwellings to a reasonable degree.
- 4.2 There are no amenity concerns to occupiers at the host property or to neighbouring residential properties given the minor nature and discreet locations of the proposed works. The proposal is therefore considered to accord with policy A1 and relevant guidance, and is acceptable in amenity terms.

5.0 Recommendation

- 5.1 It is recommended that conditional planning permission and listed building consent 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 27th November 2023, 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: 2023/2766/P
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 20 November 2023

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

Simple-Build
797 LEA BRIDGE ROAD
WALTHAMSTOW
E17 9DS

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**14 Highgate West Hill
London
N6 6JR**

DECISION

Proposal:

Installation of stair lifts - one to front external steps and one to rear external steps.

Drawing Nos: S08 rev 1, A01 rev 2, A02 rev 2, A03 rev 2, A04 rev 2; Heritage and Justification Statements from Simple-Build Consulting Engineers (project refs. 953), both dated 16/10/2023; Quotation and specification details documents from Taylor Dolman Ltd. (ref. 36517 / 36518) dated 03/02/2023.

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 The development hereby permitted shall be carried out in accordance with the following approved drawings: S08 rev 1, A01 rev 2, A02 rev 2, A03 rev 2, A04 rev

2; Heritage and Justification Statements from Simple-Build Consulting Engineers (project refs. 953), both dated 16/10/2023; Quotation and specification details documents from Taylor Dolman Ltd. (ref. 36517 / 36518) dated 03/02/2023.

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

- 3 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, and policy DH2 (Development Proposals in Highgate's Conservation Area) of the Highgate Neighbourhood Plan 2017.

- 4 The stair lifts hereby approved shall be removed, and all external surfaces made good in materials that resemble, as closely as possible, the colour and texture of the existing external surfaces, as soon as reasonably practicable when no longer required.

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, and policy DH2 (Development Proposals in Highgate's Conservation Area) of the Highgate Neighbourhood 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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

URAF I

Chief Planning Officer

DECISION

Application ref: 2023/3393/L
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 20 November 2023

Development Management
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Simple-Build
797 LEA BRIDGE ROAD
WALTHAMSTOW
E17 9DS

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Highgate West Hill
London
N6 6JR

DECISION

Proposal:

External alterations in connection with the installation of stair lifts - one to front external steps and one to rear external steps.

Drawing Nos: S08 rev 1, A01 rev 2, A02 rev 2, A03 rev 2, A04 rev 2; Heritage and Justification Statements from Simple-Build Consulting Engineers (project refs. 953), both dated 16/10/2023; Quotation and specification details documents from Taylor Dolman Ltd. (ref. 36517 / 36518) dated 03/02/2023.

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: S08 rev 1, A01 rev 2, A02 rev 2, A03 rev 2, A04 rev 2; Heritage and Justification Statements from Simple-Build Consulting Engineers (project refs. 953), both dated 16/10/2023; Quotation and specification details documents from Taylor Dolman Ltd. (ref. 36517 / 36518) dated 03/02/2023.

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.

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.
- 2 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).
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Yours faithfully

Chief Planning Officer

DRAFT

DECISION