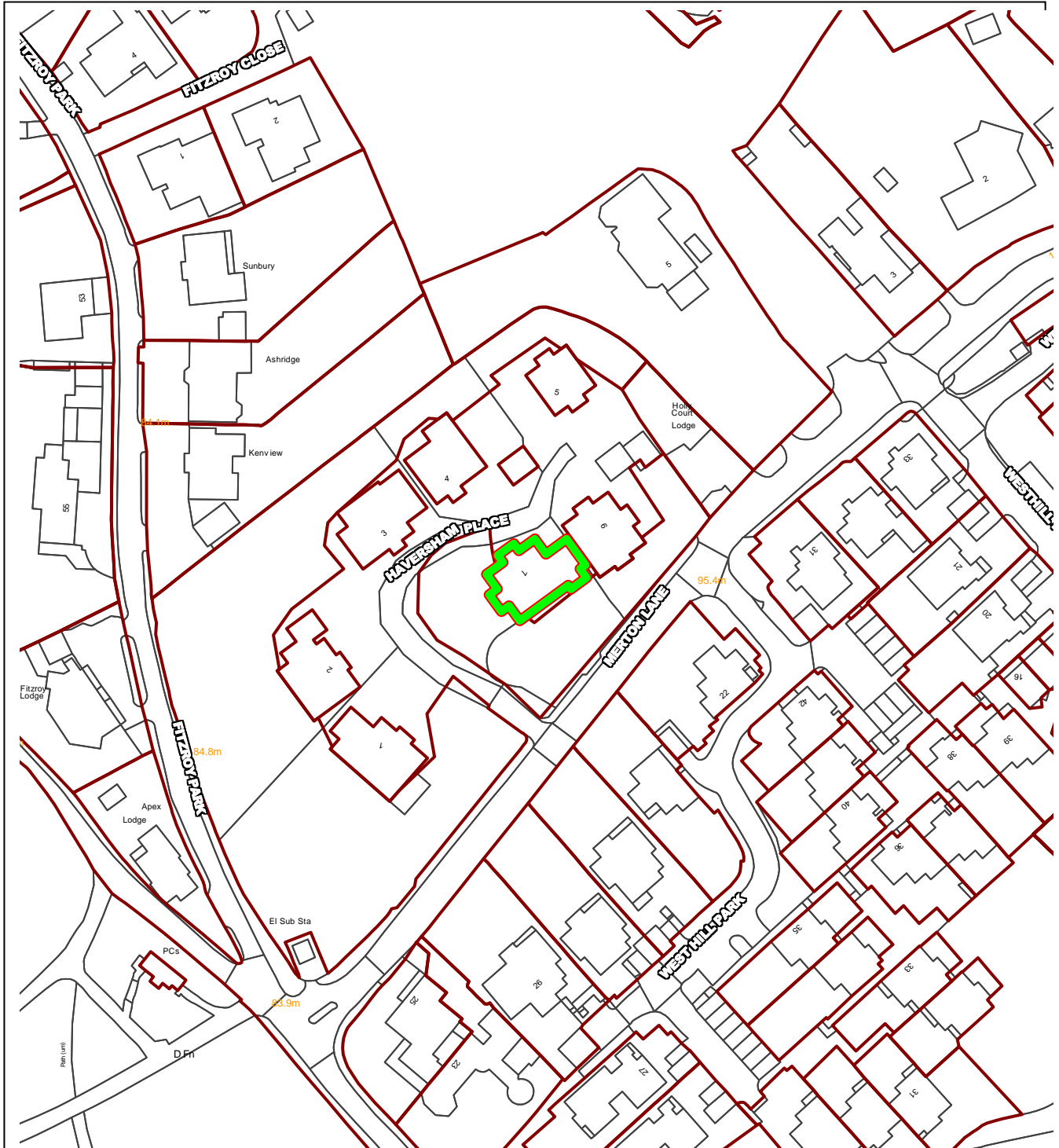


7 Haversham Place



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7 Haversham Place



Image 1 – Arial View



Image 2 - Dormers



Image 3 – Dormers – Upvc Windows



Image 4 - Proposed Elevations

Delegated Report		Analysis sheet		Expiry Date:		28/09/2023	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sonia Cupid				1. 2023/4104/P			
Application Address				Drawing Numbers			
7 Haversham Place London Camden N6 6NG				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1. Variation of condition 3 (approved plans) of planning permission 2019/3275/P dated 15/10/2019 (Erection of two dormer roof extensions to rear roof slope, installation of two rooflights to front slope, a rooflight to side roof slope and two rooflights to central flat roofed area.) NAMELY to change the use of Code 5 lead dormer cheeks to natural Welsh Slate.							
Recommendation(s):		Grant Conditional Planning Permission and Warn of Enforcement Action					
Application Type:		Removal/ Variation of Conditions					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	04	No. of objections	03
Summary of consultation responses:	<p>Site notice displayed and press advert published 07/12/2023 to 7/01/2024. 3 x External Responses A press notice was published on 17/12/2023 that expired on 09/05/2023 and site notices were displayed on 31/03/2023 that expired on 24/04/023 Three objections from neighbours. Concerns include:</p> <ul style="list-style-type: none"> - Application is retrospective and identical to works that were refused at No.2 Haversham 2023/0043/P - The dormers have not been constructed as proposed - Works carried out by the same builder - Window design not in keeping - No.7 should have to comply in the same way as No.2 - No.7 would have been aware of the decision for No.2, they had the opportunity to comply from the start of their application. - Agent and applicant willingly ignored the consented materials - Scale is not proportionate on roof slope and over double in size - Dormer is in a very prominent position - Not in keeping with development in the rest of the estate - Materials are unsympathetic – they do not maintain and are not compatible with the established identified character - Approvals to be consistent - principle of fairness and the ability for people to know/understand what is acceptable in terms of future planning decisions <p><i>Officer Comments: Issues of design (which includes the materials) are discussed in section 2.2 below.</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	No comment received from the CAAC.					

Site Description

1. The site is a single-dwelling house located in the Highgate Conservation Area. The essential character of the Highgate Conservation Area is of a close-knit village crowning one of the twin hills to the north of London. The character of the Highgate Conservation Area is formed by the relationship of topography, open spaces, urban form and architectural details. The property is not listed but is not noted as a positive contributor. It is noted that the CA statement describes the development of Haversham Place below:

- *Nos 1-7 Haversham Place is a gated development of executive-style detached houses dating from the latter part of the 20th century. The two-storey double-fronted houses are designed in a watered-down neo-Classical style, with brick elevations, tiled roofs and simple wooden sash windows. Set within large gardens, they are well screened from the road. The gardens are designated as wooded Private Open Space in the UDP*

Relevant History

Application Site

2022/4282/P - 06/10/2022 - Non-material amendment to planning permission 2019/3275/P dated 15/10/2019 for 'Erection of two dormer roof extensions to rear roof slope, installation of two rooflights to front roof slope, a rooflight to side roof slope and two rooflights to central flat roofed area' NAMELY: Addition of two Conservation Velux rooflights to the side elevation. **Granted – 19/12/2022**

2019/3275/P - 26/06/2019 – (FP) Erection of 2 dormer roof extensions to rear roof slope, installation of 2 rooflights to front roof slope, 1 rooflight to side roof slope and 2 rooflights to central flat roofed area. **Granted – 15/10/2019**

2014/3101/P - 30/04/2014 - (HA) - Loft conversion including 2 rear dormers and 5 rooflights. **Granted - 19/06/2014**

Relevant

2023/0043/P - Variation of Condition 2 (Approved Drawings) of planning permission ref: 2022/0013/P, dated 05/04/2022 for 'Loft conversion incorporating installation of two rear dormers, one side dormer and 4 conservation roof lights.' RETROSPECTIVE CHANGES include enlarging dormers on the rear and side elevation and new roof lights. – **Granted and Warn of Enforcement Action - 02/06/2023**

2022/0013/P – (FP) Loft conversion incorporating installation of two rear dormers, one side dormer and 4 conservation roof lights. (**Granted 05/04/2023**)

Relevant policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Highgate Neighbourhood Plan (2017)

Policy DH2: Development Proposals in Highgate's Conservation Areas

Policy DH5: Roofs and Roofscape

Camden Planning Guidance (CPG) 2018-2021

CPG Design (January 2021)

Highgate conservation area appraisal and management strategy (2007)

Assessment

1. Proposal

1.1. The proposal is for retrospective permission to vary the original planning permission condition 3 (approved plans). The dormers materials have changed to uPVC frames instead of timber and a slate tile has been installed rather than lead as shown on the previously approved drawings.

2. Assessment

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

- Design and Heritage
- Amenity

2.2. Design and Heritage

2.2.1. 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.

2.2.2. CPG 'Design' states that 'good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area, carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area, and positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks.'

2.2.3. The Conservation Area Statement refers to the importance of preserving historic roof slopes and notes that:

Roof alterations and extensions The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable.

2.2.4. It is noted that the roofs of Haversham Place are not historic, nor are they in the setting of any listed or locally listed buildings. They are also not widely publicly visible given the gated nature of the development and the fact it is well screened from the road, and are therefore considerably less sensitive in wider townscape terms than the majority of sites within the conservation area.

2.2.5. Although the properties are not listed, locally listed or identified as positive contributors, they clearly form a cohesive and uniform development which shares many similar characteristics in terms of proportion, roof-form, materials and general style and appearance.

2.2.6. In the original application the agent applied for timber framed windows but following a site visit it has been confirmed that the existing windows are Upvc. It is important to note that this current amendment does not seek to change the existing windows from timber to Upvc and this matter will be reported to enforcement for the permission to be implemented in its entirety.

2.2.7. In the original application the dormer cheeks were to be Lead cladding and this current amendment seeks to change the proposed material to Natural Slate. Whilst not inline with the previously approved materials, it is considered that slate are typical of roof top development in this area and would be in keeping with the building and therefore considered to preserve the character of the area. This is the only change proposed as part of this application, the main assessment of this application has already been made under 2019/3275/P.

2.2.8 Many of the objections to the application note, that number 2 Haversham Place has planning history on a similar matter, in that the builder constructed the dormer windows with slate and not lead as was approved. In that application, further consideration was placed on the size of the dormer windows as well as the materials. The details of which were retained on the drawings and enforcement investigation took forward the material of the windows. In this instance it is considered that the harm is from the material of the window and not the cheeks which blend and match that of the existing roof covering. Therefore, whilst enforcement action will be taken forward on the windows, it is considered that the slate covering is acceptable in this instance.

2.2.9. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.2.10. Therefore the proposal complies with policies D1 and D2 of the 2017 Camden Local Plan and policies DH2 and DH5 of the 2017 Highgate Neighbourhood Plan.

3.0 Amenity

The proposal is only seeking amendment to the dormer cheeks and therefore, there would not be any impact on the neighbouring community.

4. Recommendation

1. Grant variation of permission
2. Issue an enforcement notice to require the removal of the existing uPVC window frames and replace with timber sash frames within no more than three months from the date of this decision.

4.3 That the Borough Solicitor be instructed to issue an Enforcement Notice under Section 172 of the Town & Country Planning Act 1990 as amended and to pursue any legal action necessary to secure compliance and officers be authorised in the event of non-compliance, to prosecute under section 179 or appropriate power and/or take direct action under 178 in order to secure the cessation of the breach of planning control.

4.4 The notice shall allege the following breaches of planning control:

The installation of uPVC window frames within the two dormer roof extensions to rear roof slope,

4.5. What you are required to do:

Completely remove the existing uPVC window frames within the two dormer roof extensions to rear roof slope and replace with timber sash frames in accordance with planning permission Ref. 2019/3275/P.

4.6 Period of compliance: 3 Months

4.7 Reasons why the Council consider it expedient to issue the notice:

2. The UPVC windows, by reason of its design and materials, has a detrimental impact on the character and appearance of the host building and the wider Highgate Conservation, contrary to policy D1 and D2 of the Camden Local Plan 2017.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th March 2024, 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: 2023/4104/P
Contact: Fast Track SC
Tel: 020 7974
Email:
Date: 21 March 2024

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

Clark Designs Ltd
39
Reculver Road
HERNE BAY
CT6 6LQ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted and Warning of Enforcement Action

Address:

7 Haversham Place
London
Camden
N6 6NG

DECISION

Proposal:

Variation of condition 3 (approved plans) of planning permission 2019/3275/P dated 15/10/2019 (Erection of two dormer roof extensions to rear roof slope, installation of two rooflights to front slope, a rooflight to side roof slope and two rooflights to central flat roofed area.) NAMELY to change the use of Code 5 lead dormer cheeks to natural Welsh Slate.

Drawing Nos: 551/5

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

Condition(s) and Reason(s):

- 1 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 551/5 and Site Plan

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 ENFORCEMENT ACTION TO BE TAKEN

The Council expects the existing uPVC window frames within the two dormer roof extensions to the rear roof slope to be removed and replaced within timber sash frames within no more than three months from the date of this decision. Should these works not take place within this timeframe, the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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

DRAFT

DECISION