

Delegated Report		Analysis sheet		Expiry Date:	17/09/2013
		N/A		Consultation Expiry Date:	(1) & (2) (18/10/2013)
Officer			Application Number(s)		
Angela Ryan			(1) 2013/4082/P (2) 2013/4341/L		
Application Address			Drawing Numbers		
10 Holly Village Swain's Lane London N6 6QJ			Please refer to decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>(1) External alterations comprising replacement of existing door with window at rear ground floor level to existing dwelling house (Class C3).</p> <p>(2) External alterations comprising replacement of existing door with window at rear ground floor level and installation of roof light at south east elevation, and internal works including removal of partition walls and installation of a new door to existing dwelling (Class C3).</p>					
Recommendation(s):		(1) Grant Planning Permission			
		(2) Grant Listed Building Consent			
		(1) Householder application (2) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	4	No. of responses	2	No. of objections	1
Summary of consultation responses:	<p>A site notice was displayed on 26/09/2013, expiring on 22/08/2013, and a public notice published in the local press on 01/08/2013, expiring on 22/08/2013. A further site notice was displayed at the correct address on 27/09/2013, expiring on 18/10/2012</p> <p>Two letters were received from the occupiers of no. 12 Holly village, supporting the replacement of an existing door with a window as originally designed.</p> <p>One letter of objection was received from the occupier of no.9 Holly Village. A summary of the objection is as follows:</p> <p><u>Design:</u></p> <ul style="list-style-type: none"> - The work would change the character of the house/group of 12 houses in Holly Village (Officer's Response: See design section of this report) - <p><u>Amenity:</u></p> <ul style="list-style-type: none"> - overlooking and loss of privacy (Officer's response: See Amenity section in this report) - security risk (Officer's response: See Amenity section in this report) <p><u>Other:</u></p> <ul style="list-style-type: none"> - subsidence/strain to the party wall by proposed removal of the internal wall at ground floor level (Officer's response: The scheme has now been amended to retain the internal wall) 					
CAAC/Local groups* comments: *Please Specify	<u>Dartmouth Park CAAC:</u> Were formally consulted. No response has been received to date.					

Site Description

10 Holly Village is a two-storey semi-detached dwelling house and forms part of a group of 12 cottages located in a private estate on St Albans Road. The properties are set within a shared garden accessed via Swains Lane, with a secondary gated access located on St Albans Road and Chester Road. The estate consists of 4 pairs of adjoining cottages and four detached houses. No.10 is one half of a property paired with No.9. The properties are built from stock bricks with Portland stone and carved teak woodwork.

The site is grade II* listed and are sited as an important example of Victorian Gothic style. The site also lies within the Dartmouth Park Conservation Area.

Relevant History

There is no relevant history in respect of the application site.

9 Holly village:

29/04/2005- Permission and listed building consent **granted** for internal alterations and installation of a rooflight. (Refs: 2005/0894/P & 2005/0896/L)

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011 & 2013:

CPG1: Design: chapters 1, 2, 3, 4 & 5

CPG 6: Amenity: Chapter 6 & 7

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

London Plan 2011

National Planning Policy Guidance 2012

Assessment

Proposal:

The applicant seeks permission and listed building consent to:

- Replace an existing door with a window at ground floor level on the south- eastern elevation;
- Install a conservation styles roof light on the south-eastern roof slope
- Reduce the size of the entrance hall to facilitate the enlargement of the kitchen at ground floor level
- Create a small access hatch at first floor level to provide access into the loft space

The interior of the building is largely unaltered and on the ground floor features a number of small rooms which are entirely in keeping with the character of the building. It was originally proposed to remove a section of the hallway and amalgamate the existing kitchen and dining room together. This would have resulted in the loss of a significant amount of historic fabric and would also harmfully alter the original plan form of the building. The existing dining room is well proportioned, being centred on the fire place and window, and contains many original features. The proposed works would harmfully alter the proportions of this room and create a disproportionately large room in the building. As such this was considered to be unacceptable. Moreover, no other examples of approved works similar to this have been found. A recent application at 9 Holly Village left the ground floor unaltered (the layout mirrors 10 Holly Village- see relevant planning history). The scheme has since been amended to provide a smaller entrance hall to facilitate an enlarged kitchen area, resulting in the internal wall being retained.

It should be noted that the installation of the roof light on the south-eastern roof slope does not form part of the planning consideration as this element constitutes permitted development under current planning regulations. The roof light forms part of the listed building consent consideration is so far as assessing its impact on this grade II listed building.

The key issues to consider are:

- The impact on the grade II listed building and character and appearance of the conservation area; and
- The impact on amenity

The impact on the grade II listed building and character and appearance of the conservation area

External works:

It is proposed to reinstate a window in place of an existing door opening on the south east elevation at ground floor level. The door opening is clearly a modern intervention. When inspected on site there was clear physical evidence that a window had once existed in the location and given the symmetry of the building it is clear that it would have matched the adjacent window located on no. 9 Holly Village. This element of the proposal is considered to offer an enhancement to the host building.

A small roof light is also proposed on south-eastern roof slope. Its size and design (conservation style) are considered to be appropriate in the location and given its position it would not be readily visible at ground level and would therefore have an extremely limited impact on the building and the surrounding area.

Internal works

The scheme has been amended to retain the form of the dining room, thus resulting in the retention of the internal wall (originally proposed to be removed). Instead the entrance hall is proposed to be truncated and the space amalgamated into the kitchen to facilitate a large kitchen area. Whilst the hall would be shortened it does not feature any ornate detailing, nor is it of a grand character which would be harmed by the proposals. The character of the ground floor as a series of small rooms will

be maintained by the proposals and therefore no objection is raised in design terms.

The small access hatch proposed at first floor level into the loft space is considered to be acceptable and no design issues are raised given that the existing ceiling is plain and contains no architectural features.

Amenity:

An objection has been raised in respect of overlooking into an existing roof light located on the opposite roof slope at no. 9 Holly Village. The roof light serves a study area located in the roof space. The proposed roof light to be located on the host building is a conservation style roof light that would be flush with the roof and as such it is considered that there would be no direct/limited overlooking into the existing roof space at no. 9 Holly Village. Moreover, in planning terms the installation of the roof light is permitted under current planning legislation and on this basis it would be unreasonable for the Council to refuse the listed building consent application.

An objection has also been raised in respect of the proposed roof light posing a security risk to the adjoining building at no. 9 Holly Village. As the application site would have to be accessed internally in order for someone to climb out of the roof light and onto the roof it is considered that the level of security currently afforded at the neighbouring building is largely maintained. As such it is considered unreasonable for the applications to warrant a refusal on this basis.

**Recommendation: (1) Approve Planning Permission
(2) Approve Listed Building Consent**