

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>21/10/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>03/10/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				(i) 2013/5284/P (ii) 2013/5355/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
107 Highgate West Hill London N6 6AP				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
(i) Erection of two storey extension to side elevation at ground and first floor level following removal of existing single storey extension (Class C3). (ii) Erection of two storey extension to side elevation at ground and first floor level following removal of existing single storey extension (Class C3).							
<b>Recommendation(s):</b>		(i) Refuse Planning Permission (ii) Refuse Listed Building Consent					
<b>Application Type:</b>		(i) Full Planning Application (ii) Listed Building Consent					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>04</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		Site notice 04/09/2013-25/09/2013 Press advert 12/09/2013-03/10/2013  A neighbour commented that the plans were not on the website, but was notified that they were posted when the application was registered.					
<b>CAAC/Local group comments:</b>		Councillor Freeman supports the application, considering the existing extension to be ugly and the proposed extension to be an improvement to the appearance of the building and the conservation area.					
<b>Site Description</b>							
The application relates to a two storey dwelling that adjoins no. 108 Highgate West Hill. Nos. 107 and 108 were originally one dwelling which was the vicarage of St Anne's Church, which lies 35m to the north, but were split two dwellings. The house is built in buff brick in an Italianate style with a slate hipped roof and bracketed eaves, and along with no. 108 is listed Grade II. The house is adjacent to St Anne's Close, which is a private lane off Highgate West Hill. To the north of the lane is St Anne's Church which is also listed Grade II. The site lies within sub-are 8 of the Dartmouth Park Conservation Area.							
<b>Relevant History</b>							
2005/5415/P & 2005/5417/L Replacement of existing garden fence with timber panel fencing and gate, and creation of new parking area/patio within curtilage of single dwellinghouse (Class C3). Granted 17/03/2006							

2005/0430/P & 2005/0432/L Construction of brick garden wall and steel gate adjacent to northern boundary of dwellinghouse. Refused 13/05/2005

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces & encouraging biodiversity

DP17 Walking, Cycling and Public Transport

DP18 Parking Standards and the limiting the availability of car parking

DP19 Managing the Impact of Parking

DP20 Movement of goods and materials

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2013

### Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

### NPPF 2012

## Assessment

### 1 Proposal

1.1 Consent is sought for a two storey side extension. The main issues are:

- Design
- Amenity
- Transport
- Trees

### 2 Design

2.1 The host building adjoins no. 108 Highgate West Hill with the pair forming an L-shape. There is an existing single storey extension to the north flank elevation of the host building facing St Anne's Close. The existing extension is probably pre-war, and new courses of brickwork suggest that an original shallow-pitched roof might have been replaced with a flat roof. The existing extension measures approximately 6.3m (w) x 2.5m (d) x 3.3m (h).

2.2 It is proposed to demolish this extension and erect a two storey extension measuring approximately 6.3m (w) x 3.8m (d) x 6.3m (h) at eaves level. The proposed extension would be built in matching brickwork with the hip of the main roof extended over it.

2.3 The street elevation of no. 107 is the side elevation of the former house. The house is entered from St Anne's Close through what would originally have been the back but is now effectively the façade and is now used as the principal entrance to the house. However, historically it would have been a secondary elevation, and this fact should remain visible, through the scale and design of any alterations.

2.4 The interior of the ground floor extension is of no historic interest, while the ground floor interior of the remainder of the house has already been much altered and will not be affected by this proposal. At the first floor, a sash window with a panelled wooden apron would be lost and converted to a door. A stud wall would cross the room from the chimney breast to create a walk-

in wardrobe.

- 2.5 An important consideration in altering listed buildings is that the changes be legible and reversible. Since this proposal aims to extend the main roof over the extension, it would no longer be read as a house with an extension, but would instead look like a larger house. Externally, the new extension would be impossible to differentiate from the original. The alteration in the existing bedroom would also harm the plan form of the listed building. It is also considered that the proposed extension would substantially increase the building's bulk relative to the lane, creating a sense of enclosure, and would interfere with views of trees seen across the extension.
- 2.6 Furthermore, the conservation area appraisal notes that the house's "slate hipped roof and overhanging bracketed eaves can be seen from the street". So, as well as affecting the special interest of the listed building, the proposed first-floor alterations would also impact on the wider conservation area.
- 2.8 If the building were not listed, a full-height extension would still be considered insufficiently subordinate to the host building. Section 4.13 of Camden Planning Guidance (CPG1 – Design) states that in most cases extensions that are higher than one full storey below roof eaves/parapet level will strongly be discouraged. Section 4.14 also states that "rear extensions should be designed so that they are not visible from the street".
- 2.9 As such the proposal, for the reasons mentioned above, is considered harmful to the special interest of the listed building and the character and appearance of conservation area contrary to policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

### **3 Amenity**

- 3.1 No. 106 Highgate West Hill is to the north of the proposed extension. The proposal would replace a single first floor window 16m away with two windows 13m away, which is not considered to significantly increase overlooking. Windows to the side of the proposed extension would only have oblique views of neighbouring properties.
- 3.2 Due to the location of the extension, between the flank elevation of the house and St Anne's Close, it is not considered that the proposal would have an impact on the amenity of adjoining occupiers in terms of sunlight or daylight.
- 3.3 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

### **4 Transport**

- 4.1 Due to the scale and nature of the proposal it is not considered necessary for a full Construction Management Plan. However, Transport officers advise that during the period of construction, vehicles may be displaced and may need to park on street. As the site is within a CPZ any suspension of parking bays will need to be considered, mitigated and approved by Highways. As such, if the proposal were acceptable a Construction Management Statement would need to be secured via condition.

### **5 Trees**

- 5.1 There are several trees in the garden of the property including two under the protection of Tree Preservation Orders near to the proposed extension. No arboricultural impact assessment or

method statement has been submitted with the application demonstrating that the proposal will not be detrimental to significant trees on the site. As such, the proposal is unacceptable in the absence of such information.

**6 Recommendation:** Refuse Planning Permission & Listed Building Consent