

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	12/07/2013
		N/A	<b>Consultation Expiry Date:</b>	20/06/2013
<b>Officer</b>			<b>Application Number(s)</b>	
Angela Ryan			2013/2999/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Merton House Merton Lane London N6 6NA			Refer to 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>				
Details pursuant to condition 3 (hard and soft landscaping and means of enclosure of all un-built, open areas) of planning permission dated 07/09/2010 (Ref: 2010/2460/P) for excavation to create basement floor level, including provision of garage and associated ramped drive; remodelling of rear (north) elevation at ground floor level to provide additional residential accommodation, including erection of new single storey extension on side (east) elevation with glazed link to main house.				
<b>Recommendation(s):</b>		Discharge condition (3)		
<b>Application Type:</b>		Approval of Details		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>0</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
			No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>	N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

## Site Description

The application site is located on a prominent corner site on the junction of Merton Lane and Highgate West Hill and comprises a detached 1930's two storey single family dwelling house with accommodation in the roof. The house is set back from Merton Lane by 16m, and Highgate West Hill by 27m. A large garden wraps around the house providing front, side and rear garden areas which are mainly enclosed by trees. The front and side gardens are enclosed by a retaining brick wall which is 1.4m high. Due to the sloping topography of the land, the rear garden area is at a higher level than the ground level of the main house.

To the west of the site lies Highgate House that fronts onto Merton Lane and is a large detached single family dwelling house. To the north is 35a Highgate West Hill which is a large detached single family dwelling. A 2.6m high wall separates the application site from this property, which was built in 2007 after substantial works were carried out on the site. To the south are detached and terraced properties that front onto Westhill Park.

The building is not listed; but lies within the Highgate Village Conservation Area. The building is identified as making a positive contribution to the character and appearance of the Highgate Village Conservation Area.

## Relevant History

**07/078/20120-** Permission **granted** for excavation to create basement floor level, including provision of garage and associated ramped drive; remodelling of rear (north) elevation at ground floor level to provide additional residential accommodation, including erection of new single storey extension on side (east) elevation with glazed link to main house (following demolition of existing single storey outbuilding); erection of rear (north) elevation extension at first floor level; installation of new dormer on side (east) elevation and enlarged dormer on rear (north) elevation and associated alterations, all to single family dwellinghouse (Class C3). (Ref: 2010/260/P)

## 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:

**CPG1** (design) chapters, 1, 2,3 & 4

**Highgate Conservation Area Statement (2007)**

**The London Plan 2011**

**National Planning Policy Framework 2012**

## Assessment

### Proposal:

The applicant seeks to discharge condition (3) attached to the planning permission dated 07/09/2010 for the excavation to create basement floor level, including provision of garage and associated ramped drive; remodelling of rear (north) elevation at ground floor level to provide additional residential accommodation, including erection of new single storey extension on side (east) elevation with glazed link to main house (following demolition of existing single storey outbuilding); erection of rear (north) elevation extension at first floor level; installation of new dormer on side (east) elevation and enlarged dormer on rear (north) elevation and associated alterations, all to single family dwelling house (Class C3). (Ref: 2010/260/P)

**Condition (3):** required full details of hard and soft landscaping and the means of enclosure of all un-built, open areas, including details of any proposed earthworks including grading, mounding and other changes in ground levels.

Soft landscaping will include:

- Planting 3 new silver birch trees to the east of the site in the rear garden
- Climbing plants on the north-eastern side enclosing the proposed patio area
- Ornamental planting on the south and west elevations
- Lying down grass at the rear using quality amenity grade turf
- Hedges on the south and east elevations

Hard landscaping will include:

- Permeable block paving to the north, south, east of the site and natural block paving to the south and west of the site
- Natural slate paving on the proposed rear patio area

The proposed enclosures will incorporate a new gate and a combination of an existing brick wall and iron railings on the front (south elevation) and iron railings on top of the existing brick wall along the side (east) elevation. It is also proposed to install 1.8m high timber fencing on the northern and western boundaries. Hedges (carpinus & buxos) are proposed to be planted behind the railings on the south and east elevations.

The hard and soft landscaping details as submitted are considered to show a high quality landscaping scheme with adequate replacement planting; three birch trees to compensate for the loss of the apple tree. The details also specify permeable hard surfacing where appropriate and the retention of a sufficient amount of soft landscaping. The proposed boundary treatments wooden fencing to the rear and an iron railing on top of the existing brick wall to the front are also considered to be acceptable, and therefore is considered to preserve and enhance the character and appearance of the conservation area.

**Recommendation: Discharge condition 3 attached to planning permission dated 07/08/2010 (Ref: 2010/2460/P)**