

# 1 Millfield Place

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## **Planning Statement**

**March 2013**



# **1 Millfield Place, London N6: Planning Statement**

## **1.0: Introduction**

- 1.1 This Planning Statement has been prepared to accompany the application for planning permission for the erection of a rear extension at ground and first floor level to no. 1 Millfield Place, Highgate. The current scheme also incorporates the side extension at the south of the house, which was previously granted planning permission in 2010. This Statement describes the application site and its surrounding context; provides details of the planning history of the site, including details of existing planning permissions granted in 2010/2011 which have not been implemented; provides a summary of relevant planning policy and guidance; and sets out details of the current proposal. The proposed scheme is then assessed.
- 1.2 Although the application site is within a conservation area, the proposals involve demolition of less than 115 cubic metres (in order to construct the rear extension), so conservation area consent is not required.

## **2.0: The site and surrounding area**

### **The site**

- 2.1 Millfield Place is located to the north of Millfield Lane and runs parallel and to the west of properties on Highgate West Hill. Number 1 Millfield Place is a two storey 1930's red brick detached dwelling with a pitched roof and metal crital style windows, located on the west side of Millfield Place, as shown on drawing no. MP/01. The house is set in a large garden plot, which is screened by a variety of vegetation on all sides.
- 2.2 The application site includes a garage on the east side of Millfield Lane, with an area of parking in front (suitable for two cars) and an additional parking area on the west of Millfield Lane, immediately to the south of the house. Millfield Place is a private road which rises in level from south to north.
- 2.3 The existing ground and first floor plans of the dwelling are shown on drawing no. MP/01. Drawing no. MP/02 shows the elevation to Millfield Place and the south west (rear) elevation to the Garden. Drawing no. MP/03 shows the existing elevation to the south east and to no. 2 Millfield Place. Drawing no. MP/04 shows sections through the house.
- 2.4 The property is located within the Highgate Conservation Area. It is not listed but is identified in the Highgate Conservation Area Appraisal and Management Strategy as being a building which makes a positive contribution to the conservation area. The garden of no. 1 Millfield Place is designated as an area of private open space on the UDP Proposals Map, as part of the gardens of properties on Millfield Place.

## **The surrounding area**

- 2.5 The site location plan on drawing no. MP/01 shows the relationship of no. 1 Millfield Place to the surrounding properties. The surrounding area comprises predominantly large dwellings set in generous plots and with extensive landscaping.
- 2.6 To the north of the application site is no. 2 Millfield Place (the White House), a detached grade II listed building, built in 1842, with later additions. The property is two storeys plus basement, double fronted with three windows and a later five window extension to the right. The house is one of three villas built in Millfield Place as part of the Southampton Estate development. The property is set in extensive grounds and is separated from no. 1 Millfield Place by an area of garden which includes a large covered swimming pool. The distance between the main house and no. 1 Millfield Place is approximately 22 metres.
- 2.7 To the east of the application site are the rear elevations of properties on the west side of Highgate West Hill, which comprises a terrace of three storey properties with basements (nos. 15-18). Immediately to the south of the application site is a modern two storey property, no. 2 Millfield Lane, which has a side entrance from Millfield Place, whilst at 4-10 Millfield Lane there is a four storey property with garages at ground level. The nearest house to the south of the application site, no. 2 Millfield Lane, is some 18 metres distance, whilst those to the south west are 22 metres away. Properties to the west, such as no. 30 Millfield Lane, are separated from no. 1 Millfield Place by the rear gardens of nos. 4-10 Millfield Place in addition to their own rear gardens.
- 2.8 More details of the character of the surrounding area and wider conservation area are set out in The Highgate Conservation Area Appraisal, which is referred to in Section 3 of this Statement.

## **Planning History**

- 2.9 There are a number of planning permissions and Certificate of Lawfulness relating to the property. The most relevant to the current proposals are listed below.

### ***Single storey side conservatory extension at ground floor level***

- 2.10 Application ref. 2010/4260P: Planning permission was granted by letter dated 27 September 2010 for the erection of a single storey side conservatory extension at ground floor level. The permission relates to drawing nos. MP/01; 02; 03; 04; 11 Rev A; 12 Rev A; 13 Rev A; 14 Rev A; Arboricultural report dated 17.5.10; AP/MF/01; and AP/MF/02.
- 2.11 The extent of the new conservatory extension on the south elevation at ground floor level is shown on drawing MP/11 Rev A (ground floor plan). The extension was approximately 2 metres wide, 5.45 metres deep and 3.35 metres high. The proposal also involved a small increase to the height of the ridge. Drawing no/s MP/12A and MP/13A show the proposed elevations.

### ***First Floor Rear Extension***

- 2.12 Planning application ref. 2010/5897/P: Planning permission was granted by letter dated 24 December 2010 for the erection of an extension at rear first floor level and

alterations to the roof including raising the height of the roof ridge. The planning permission relates to drawing nos: site location plan, MP/50; MP/51; MP/52; MP/53; MP/54; MP/55; MP/56; MP/57; MP/58; MP/59; MP/60; MP/61; MP/62; MP/63; MP/64; MP/65; MP/66; MP/67; MP/68; and MP/69.

- 2.13 The extent of the proposed extension above the existing ground floor rear extension is shown on MP/62 (proposed first floor plan). The extension is approximately 1.1 metres deep, 4.15 metres wide and 2.3 metres high. The proposed alterations also include raising the ridge by 0.7 metres and extending above the first floor extension in order to create additional habitable space at roof level.

***Single Storey Rear Conservatory Extension and Alterations to Rear Fenestration at Ground Floor Level***

- 2.14 Application ref. 2011/0099/P: Confirmation by letter dated 28 February 2011 that the single storey rear conservatory extension and alterations to the rear fenestration at ground floor level are permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008. The Certificate of Lawfulness relates to drawing nos. site location plan, MP/51; MP/52; MP/53; MP/54; MP/55; MP/56; MP/57; MP/58; MP/59; MP/60; MP/61; MP/62; MP/63; MP/64; MP/65; MP/66; MP/67; MP/68; MP/69A and MP/70. Informative 4 stated that "*should the conservatory be built to extend beyond the rear wall of the original dwelling house by more than 4m, it may be liable to investigation from the Council's Compliance and Enforcement team*".
- 2.15 The proposed development included a new conservatory with sliding glass doors, as shown on drawing no. MP/61 (proposed ground floor plan) and MP/65 (proposed elevation to garden).

### **3.0 Planning Policy and Guidance**

- 3.1 The following provides a summary of national, strategic and local policy and guidance of relevance to the proposed development at 1 Millfield Place.

***The Planning (Listed Buildings and Conservation Areas) Act 1990***

- 3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest over and above the protection provided by development control through the Town and Country Planning Act 1990. With regards to Conservation Areas, under Section 72 of the Act, the local planning authority has a duty to pay special attention to "*the desirability of preserving or enhancing the character or appearance of that area.*"

***The National Planning Policy Framework***

- 3.3 The National Planning Policy Framework (NPPF) sets out the government's policy on design and on protecting heritage. Paragraph 56 attaches great importance to the design of the built environment. Paragraph 129 notes that the impact of the proposal on the heritage asset should be assessed as part of the decision making. Paragraph 137 states that local planning authorities should look for opportunities for new

development within conservation area and that proposals that preserve those elements of the setting that make a positive contribution should be supported.

### **Adopted Development Plan**

- 3.4 The Planning and Compulsory Purchase Act 2004 (Section 38 (6)) requires the determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for 1 Millfield Place comprises:

- The London Plan (2011);
- The London Borough of Camden Core Strategy (2010); and
- The London Borough of Camden Development Policies (2010).

### ***The London Plan (2011)***

- 3.5 The London Plan requires development to be informed by the surrounding historic environment (Policy 7.4 e) and to complement but not replicate local architectural character (Policy 7.6 c). Development should identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate; and development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail (Policy 7.8 C and D).

### ***London Borough of Camden Core Strategy (2010)***

- 3.6 Core Strategy Policy CS14: Promoting High Quality Places and Conserving our Heritage requires the preservation and enhancement of Camden's rich and diverse heritage assets and their settings. Development should be of the highest standard of design that respects local context and character. Paragraph 14.9 notes that the Council will take conservation area statements into account as material considerations when assessing applications.
- 3.7 Policy CS15: Protecting and improving our parks and open spaces and encouraging biodiversity seeks to protect areas of designated open space. Paragraph 15.6 notes that the Council will not allow development of open space unless it is for development ancillary to a use taking place on the land.

### ***London Borough of Camden Development Policies (2010)***

- 3.8 Policy DP24: Securing High Quality Design sets out detailed guidance on new developments and alterations and extensions. It requires all developments to be of the highest standard of design, with consideration given to (amongst other matters) (a) the character, setting, context, form and scale of neighbouring buildings; (b) the character and proportions of the existing building, where alterations and extensions are proposed; (c) the quality of materials to be used; (d) the provision of visually interesting frontages at street level; (f) existing natural features such as topography and trees; (g) the provision of appropriate hard and soft landscaping including boundary treatments; (h) the provision of appropriate amenity space; and (i) accessibility.
- 3.9 In regard to promoting good design, paragraph 24.7 of the Camden's Development Policies states that development should consider the following:

- The character and constraints of its site;
  - The prevailing pattern, density and scale of surrounding development;
  - the impact on existing rhythms, symmetries and uniformities in the townscape;
  - the compatibility of materials, their texture, tone and colour;
  - the composition of elevations;
  - the suitability of the proposed design to its intended use;
  - the contribution to public realm, and its impact on views and vistas; and
  - the wider historic environment and buildings, spaces and features of local historic value.
- 3.10 In relation to respecting local character, paragraph 24.12 notes that “*designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings. Within areas of distinctive character, development should reinforce those elements which create the character..*” Paragraph 24.13 states that “*extensions should.. be subordinate to the original building in terms of scale and situation unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the buildings*”.
- 3.11 Paragraph 24.15 notes that architectural detailing should be carefully integrated into a building; whilst paragraph 24.16 requires the incorporation of materials of an appropriately high quality. Paragraph 24.19 notes that extensions and new developments should not cause the loss of any existing natural habitats, including private gardens. Paragraph 24.20 recognises the importance of gardens in shaping the local area and providing a setting for buildings and states that the Council will resist development that occupies an excessive part of a garden, and where there is a loss of garden space which contributes to the character of the townscape. Paragraph 24.21 states that development will not be permitted which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of the area.
- 3.12 Policy DP25: Conserving Camden’s Heritage provides further guidance on the preservation and enhancement of the historic environment. In relation to conservation areas, DP25 requires that account is taken of conservation area statements, appraisals and management plans when assessing proposals; and that only development within conservation areas that preserves and enhances the character and appearance of the area be permitted. In addition, trees and garden spaces which contribute to the character of the conservation area should be preserved.
- 3.13 The supporting text at paragraph 25.3 requires that where alterations are proposed they should be undertaken in a material and similar appearance to the existing.
- 3.14 DP6: Managing the impact of development on occupiers and neighbours sets out the factors that the Council will take into account in order to protect the amenity of occupiers and neighbours. These include visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels.

## London Borough of Camden Planning Guidance

- 3.15 The following supplementary planning guidance is a material consideration.

### ***The Highgate Conservation Area Appraisal and Management Strategy (adopted 4 October 2007)***

- 3.16 The Highgate Conservation Area Appraisal and Management Strategy sets out key characteristics of the conservation area and provides guidance on the type of alterations and development that are likely to be acceptable in the area.
- 3.17 The special interest of the Highgate Conservation Area is described in the Appraisal as *“a close-knit village crowning one of the twin hills to the north of London...the early village high street with its characterful small-scale houses and traditionally fronted shops and businesses and the open square, around the site of the original pond remain the heart of the village. Large and fashionable historic houses from the 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries stand clustering around the historic core, and imposing properties set in landscaped gardens stand on the hill slopes below the village enjoying the southern aspect”*.
- 3.18 The Appraisal notes that *“Millfield Lane had a few cottages and farm buildings established by the 18<sup>th</sup> Century by which time the land had become part of the Southampton Estates, owned by the Fitzroy family. By the mid 19<sup>th</sup> Century the benefits of the proximity of the Heath had resulted in the construction of some larger villas on what had been market gardens on the south facing slopes. The development of this edge to Highgate proceeded gradually but consistently over the next century. Development in the late 19<sup>th</sup> Century continued as the houses along West Hill were developed and Bisham Gardens was constructed”*.

### **Sub Area 5: Merton Lane and Millfield Lane**

- 3.19 The Conservation Area Appraisal states that the Merton Lane/Millfield Lane area acts as the edge between Highgate West Hill and the Heath and comprises a patchwork of building types and scales that are unified by their relationship to the landscape and vegetation. The Appraisal notes that most development on these lanes occurred in the 20<sup>th</sup> Century and that *“the comparatively dense housing facing Merton Lane in the north and Millfield Lane in the south gives a more suburban character, albeit with a range of buildings of considerable variety and style”*.
- 3.20 The Conservation Area Appraisal notes that the character of Millfield Lane is variable, for example, the northern end is very open as the road forms the boundary with the Heath, whilst the east side is defined by the high boundary treatment with glimpses of buildings behind. The architectural style is also varied, and includes for example, nos. 40-42 Hill House, a huge two storey neo-Georgian 20<sup>th</sup> century residence with a wide frontage raised above the street level, and no. 38, a later 20<sup>th</sup> century wide fronted low brick building house with a stepped back front elevation.
- 3.21 Millfield Place is described as *“a secluded private lane running north of Millfield Lane, screened from Highgate West Hill by a tall hedge of evergreens. No. 1 is a solidly built interwar double-fronted house of two storeys with a tile pitched roof and small-paned metal casement windows. It has a separate garage block employing a similar architectural vocabulary, situated in the former rear garden of no. 15 Highgate West Hill. No. 2 (listed grade II) is a detached stucco villa c1842 with a shallow hipped slated roof with projecting eaves and tall corniced chimney stacks. The main garden*

*is situated to the side of the house, forming a notable gap with no. 1..”* The gardens of the Millfield Place properties were designated as private open space in the UDP.

- 3.22 Nos. 1, 3 and 3b Millfield Lane and the garage to the rear of 15 Highgate West Hill are identified in the Strategy as buildings that make a positive contribution to the character or appearance of the Highgate Conservation Area.
- 3.23 The Highgate Conservation Area Appraisal and Management Strategy states that development proposals will be expected to preserve or enhance the character or appearance of the Highgate Conservation Area. It also notes that the Council will expect original architectural features and detailing to be retained, protected and refurbished and that new development should be of high quality design and high quality execution. The Strategy also notes that *“within the Highgate Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character”*.

## **4.0: The Proposed Works**

- 4.1 The applicants are proposing a scheme which takes account of the earlier planning permissions, but seeks to provide a solution more in keeping with the character and style of the house. The proposed development is shown on drawing nos. MP/10, MP/11, MP/12 and MP/13. These drawings illustrate how the proposed scheme compares to the previously approved proposals.
- 4.2 It is proposed to build a rear extension at ground and first floor level, which would be approximately 5.3 metres to eaves level. The rear extension now extends into the garden by 3 metres (rather than the 4 metres in the earlier scheme). This is demonstrated by drawing no. MP13, which shows proposed sections through the house, and includes the line of the rear extension previously granted permission under permitted development rights. The roof profile would be similar to that existing, as viewed from the rear of the house, as shown on drawing no. MP/11. Windows in the side elevation of the extension (south facing) would match the existing windows, as shown on drawing no. MP/12. Planning permission has already been granted to reglaze the existing single storey extension which faces onto the garden at the north west of the house, and the proposed new extension would match this.
- 4.3 The revised scheme continues the original roof formation over the new extension in order to extend the house in a sympathetic manner to the original form, rather than creating the fully glazed extension which was granted permission under 2011/0099P. It is considered that this is more in keeping with the wider conservation area, although it is acknowledged that there is a variation of styles of property in the vicinity of the application site.
- 4.4 The scheme also incorporates the side conservatory (to the south of the existing house), which was approved under application ref. 2010/4260/P. The conservatory is set back from the main elevation to Millfield Place, and is screened from no. 2 Millfield Lane by existing planting. Drawing no. MP/11 shows the proposed conservatory in relation to the existing elevation to Millfield Place and the existing elevation to the rear garden.



- 4.5 It is proposed to use facing bricks and clay tiles to match the existing house and to use salvaged bricks where possible in order to ensure materials resemble as closely as possible those of the existing building, in order to safeguard the appearance of the premises and the character of the immediate area. The glazing would match that granted under planning permission 2011/0099/P.
- 4.6 The arboricultural report submitted with the planning application demonstrates that trees on or adjoining the site will not be detrimentally affected by the proposals and can be sufficiently protected during construction works.

## 5.0: Assessment of the Scheme

### Relationship to the existing house

- 5.1 Planning permission has already been granted for a single storey side conservatory extension at ground floor level (ref. 2010/4260P), on the south elevation of the house; and a first floor rear extension with alterations to the roof, including raising the roof ridge (ref. 2010/5897), on the west/ rear elevation of the house. In addition, a single storey rear conservatory extension at ground floor level and alterations to the rear fenestration are permitted under the General Permitted Development Order and a certificate for lawfulness was issued for this work (ref. 2011/0099/P). This work could therefore be implemented.
- 5.2 The current proposals take account of the earlier planning permissions, but seek to provide a solution more in keeping with the character and style of the house. This is described in the Highgate Conservation Area Appraisal and Management Strategy as *“a solidly built interwar double-fronted house of two storeys with a tile pitched roof and small-paned metal casement windows”*.
- 5.3 The new roof has been designed to match the existing profile and the rear elevation replicates what is currently there at first floor level, and introduces glazing at ground floor level which matches the consented critical windows to the existing extension at the north west of the house (rear elevation). It is considered that the character and proportions of the existing building have been retained, in accordance with DP24 of the LB Camden Development Policies, which seeks to secure high quality design. In addition, the scheme uses facing bricks and clay tiles to match the existing house, in accordance with paragraph 25.3 of the LB Camden Development policies.
- 5.4 The proposed extension is subordinate to the existing house, as required by paragraph 24.12 of the LB Camden Development Policies and is not considered out of scale with the house. It has been carefully designed to match the existing style and materials of the house, which is identified as making a positive contribution to the Highgate Conservation Area. The scheme is therefore considered to preserve the character of the conservation area.
- 5.5 There are no works proposed to the main frontage of the house, which will retain its existing front door and windows, which are considered of significance. The proposed side conservatory is set back from the frontage on Millfield Lane, in order to reduce its potential visual impact

from Millfield Lane. In addition, the side conservatory is screened from no. 2 Millfield Lane by existing landscaping.

#### **Impact on the conservation area**

- 5.6 This part of the Highgate conservation area is very mixed in character, with no prevailing pattern, density or scale, although a key characteristic is medium to large properties in a landscaped setting. The proposed development will preserve and enhance the character and appearance of this part of the conservation area.
- 5.7 It is not considered that the proposed development will detract from the setting of the listed building at no. 2 Millfield Place due to the scale of the extension and the distance and landscaping between the two properties.

#### **Impact on private open space**

- 5.8 The house is set in a large garden plot and is enclosed by a variety of vegetation, which will screen any development from adjoining occupiers and ensure no overlooking or loss of privacy. The garden is designated as part of an area of private open space, made up of the gardens of properties on Millfield Place. The extension is smaller than that previously approved under permitted development and will impact less on the rear garden area, which remains significant.

#### **Relationship to adjoining properties**

- 5.9 No. 2 Millfield Lane to the south of the application site is currently some 18 metres away from the site and is screened by existing landscaping. No. 2 Millfield Place (the White House) is at a slightly higher level than the application site, as Millfield Place slopes up from south to north, and there is a gap of over 20 metres between no. 1 and no. 2 Millfield Place. Due to the distances between no. 1 Millfield Place and the adjoining properties, the location of the proposed extensions and the presence of extensive vegetation around the edge of the garden, it is not considered that the scheme will impact on adjoining occupiers in terms of visual privacy and overlooking, or loss of daylight and sunlight.