

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	12/11/2012
		N/A	Consultation Expiry Date:	01/11/2012
Officer			Application Number(s)	
Gideon Whittingham			1) 2012/4526/P 2) 2012/4596/L	
Application Address			Drawing Numbers	
6 Holly Terrace/87 Highgate West Hill London N6 6LU			Refer to Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition of existing two storey garage outbuilding and covered walkway, with retention of its Highgate West Hill façade and adjacent entrance/gate, and erection of a new two storey outbuilding with excavated lower floor level and erection of a new covered walkway, all for ancillary use to main residential dwelling (Class C3).				
Recommendation(s):		1) Grant Planning Permission subject to S106 securing a Construction Management Plan 2) Grant Listed Building Consent		
Application Type:		Full Planning Permission and Listed Building Consent		
Conditions or Reasons for Refusal:		Refer to Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	02	No. of responses No. Electronic	00 00	No. of objections	00
Summary of consultation responses:	A site notice was displayed on 05/10/2012 and a public notice was published in the Ham & High on 11/10/2012.					
CAAC/Local groups comments:	<u>Objection from Highgate CAAC:</u> • Concern about flooding due to excavation – see paragraph 7 • Concern of detailed design of pergola (covered walkway), not sympathetic to adjacent listed building - see paragraph 3.4. • The design of fenestration and doors associated with the garage are unsympathetic - see paragraph 3.2. <u>English Heritage:</u> • Authorised the determination for Listed Building Consent.					

Site Description

The application site relates to a dwelling forming part of a Grade II listed terrace (11 houses) located within the Highgate Conservation Area (sub area Highgate Village).

The rear of Holly Terrace backing onto Highgate West Hill has an assortment of rear extensions, garages, service yards and rear boundary walls.

This particular house has a separate two storey outbuilding fronting Highgate West Hill. This rear portion of No.6 Holly Terrace forms No.87 Highgate West Hill. The top floor (level with Highgate West Hill) is used as a garage, whilst the lower floor level (garden level of the main house) is used for additional residential accommodation. Alongside this building is a covered walkway, which connects it to the main house by providing level access behind the entrance gate on Highgate West Hill down to the rear garden. The headroom afforded within the outbuilding at top floor level is 2.2m, whilst the lower floor level is 2.1m.

The predominant use of the area is residential.

Relevant History

No relevant history

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

DP20 (Movement of Goods and Materials)

DP21 (Development Connecting to the Highway Network)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

DP27 (Basements and Lightwells)

Assessment

1. Proposal:

1.1 The application proposes:

- The erection of a replacement two storey garage outbuilding, measuring 5.6m in height, 5.2m in width and 8.8m in depth. Accessed from Highgate West Hill, the top floor level shall be used as a garage, the lower ground floor level (garden level) shall be used for ancillary residential accommodation (gym) with a headroom of 2.4m. The two storey extension shall provide approximately 75sqm of floor space. The proposal also includes reducing the lower ground floor level by approximately 0.4m.
- The erection of a replacement covered walkway detailed with a composite timber and metal canopy.
- The boundary wall fronting Highgate West Hill shall be retained and protected from demolition.

1.2 Revisions have been made following concerns expressed by officers and the CAAC, as follows –

- Details relating to materials of walkway
- Alteration of design of walkway
- Details for retention of Highgate West Hill facade
- Rendering of outbuilding

1.3 The principal considerations material to the determination of this application are summarised as follows:

- Demolition of the existing two storey garage and walkway
- Design
- Residential Amenity
- Trees
- Transport
- Excavation Impact

2. Demolition of the existing two storey garage

2.1 The main house is assessed to have been built c1806-13; however the two storey outbuilding extension within the garden is of a late 1920s construction. Whilst the extension is of special interest, this mainly lies in the ornate façade facing onto Highgate West Hill, considered to have been built at a much earlier date.

2.2 Set below and behind the ornate façade facing onto Highgate West Hill, the extension and walkway, although obscured from public view, are subject to private views from the rear of houses along Holly Terrace.

2.3 In terms of LDF policy DP25, there is a general presumption which would resist the demolition of a listed building and subsidiary features, which would result in the loss or impairment of its special architectural and historic interest.

2.4 The applicant has submitted details relating to the poor structural stability and condition of the extension, along with a myriad of underlying ground issues. The submitted information suggests the retention and restoration of the extension would be a short term approach; however this would not adequately tackle the underlying ground issues. The long term solution would result in the demolition of the extension, in order to resolve the underlying ground issues. In view of the information submitted, officers consider the applicant has adequately demonstrated the impracticalities of a short term retention approach and effectiveness for the longer term demolition approach.

2.5 In light of the limited architectural merit attributed to the two storey extension, it is considered the demolition of the extension, except for the façade facing onto Highgate West Hill, would be acceptable, subject to a suitable replacement.

3. Design

3.1 The replacement extension, except for reducing the lower ground floor level by approximately 0.4m, would maintain the same location, height, footprint, and design as the existing extension. The existing openings and position of fenestration to the rear and flank elevation would be maintained. The proposal would reinstate, where possible, both ironworks and stock brick, although the façade would be rendered.

3.2 In terms of detailed design, whilst the existing extension is brick-faced, the replacement would feature white painted render matching the majority of back garden extensions within the terrace. Whilst modern in appearance, the fenestration and lintel treatment are considered appropriate. The garage door will now be retained but converted to a new up- and- over opening operation.

3.3 Providing access from Highgate West Hill through the rear garden to the main house, the replacement walkway, as refined in its design, would be appropriately detailed with a composite timber and metal canopy. It is also considered the extent of glazing would maintain a lightweight and subordinate appearance.

3.4 Within this context, it is considered the architectural merit of the existing extension and associated walkway are such that their demolition and replacement could be suitably accommodated without undue harm to those buildings which are Listed within the wider Conservation Area.

4. Residential Amenity

4.1 The proposal would reinstate an existing structure, of no greater width or height. It is therefore considered that no harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, outlook or privacy.

5. Trees

5.1 In terms of topography, Holly Terrace is located along a slope gradient whereby each property is stacked at a differing level. As a result, the flank boundary walls are set relatively deep, limiting the spread of tree roots into adjoining gardens. Given the proposal seeks to lower 20sqm of a garden measuring 209sqm by 0.4m, it is highly unlikely the roots attributed to the mature tree to the rear of No.5 Holly Terrace would be at risk.

6. Transport

6.1 The proposal would re-provide an existing off-street garage at ground floor level with the same floorspace. The public highway area (existing lowered kerb crossover) and boundary located on Highgate West Hill would not be altered, only the mechanism of the garage door would be amended.

6.2 The proposed development involves considerable demolition and construction work. The site is located off a relatively narrow highway and bus thoroughfare which may present difficulties of approach for larger construction vehicles. The factors relating to this application means that a Construction Management Plan (CMP) would need to be secured by S.106 legal agreement in order to minimise the impact on the transport network and local amenity. Amongst other details the CMP will need to provide details of the size of vehicles, their expected numbers and regularity etc, for agreement by the Council.

7. Excavation Impact

7.1 In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, with reference to policies DP23 and DP27 and guidance in CPG4.

7.2 Although the proposal seeks to excavate the lower ground floor by an additional 400mm depth rather than creating an entirely new basement floor level beneath, the applicants have nevertheless

submitted a Basement Impact Assessment (BIA).

7.3 The Basement Impact Assessment, including borehole tests to a depth of 4m, concludes that the area excavated to a depth of 0.4m would have a negligible affect on groundwater, surface water and flooding. The basement will generate negligible ground movements, and appropriate construction techniques including underpinning the adjacent highway and the construction of retaining walls would minimise damage to adjacent and surrounding buildings. It is noted that the lowered floor level will only be 0.4m deeper than adjoining garden levels and that the building is well set away from neighbouring dwellings so that it is outside the limitation zone within which it could have any impact on land stability. As the BIA, including a geological, hydrological and hydrodynamic study, has been prepared by qualified professionals, and does not indicate that the proposal will harm the local environment, it is considered that the proposal complies with the requirements of policies DP23, DP27 and Camden Planning Guidance.

Recommendation:

- 1) Grant Planning Permission subject to S106 securing a Construction Management Plan
- 2) Grant Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 3rd December 2012.
For further information please click [here](#).