

Delegated Report		Analysis sheet		Expiry Date:		02/08/2012	
		N/A / attached		Consultation Expiry Date:		24/07/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/2510/P			
Application Address				Drawing Numbers			
3 The Hexagon Fitzroy Park London N6 6HR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Reconfiguration of rear (west) elevation including re-cladding, fenestration alterations and provision of sedum roof; erection of replacement front (east) elevation porch and associated alterations including landscaping works to single dwellinghouse (Class C3).							
Recommendation(s):		Grant Planning Permission Subject to a Section 106 Legal Agreement					
Application Type:		Householder Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice 15/06/2012 – 06/07/2012 Press advert 28/06/2012 – 19/07/2012 No responses received					
CAAC/Local group comments:		Highgate CAAC considers that neighbours' views should be taken into consideration; otherwise they have no comment to make.					
Site Description							
The Hexagon is a group of six houses around a cul-de-sac off Fitzroy Park. The houses are flat-roofed two storey buildings with timber cladding by the architect Leonard Michaels dating from the 1960's. The site lies within the Highgate Conservation Area and no. 3 is identified as making a positive contribution to the character and appearance of the conservation area. The surrounding area is predominantly expansive residential properties and grounds. The site is also in an archaeological priority area and the three hydrogeological constraints areas. Fitzroy park is a private road.							
Relevant History							
2003/3662/P Construction of a single storey extension to the east elevation of the existing house. Granted 13/02/2004							
PEX0201111 The demolition of existing single storey annexe and erection of 2-storey side extension and second floor extension including erection of new pergola in rear garden. Refused 01/05/2003. Appeal dismissed 17/11/2003							

Relevant policies

LDF Core Strategy and Development Policies

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS13 Tackling climate change and promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

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

CS19 Delivering and monitoring the Core Strategy

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Highgate Conservation Area Appraisal and management Strategy 2007

NPPF 2012

London Plan 2011

Assessment

1 Proposal

1.1 Permission is sought for a variety of works to refurbish the existing single dwellinghouse. The primary works involve the rebuilding of the rear façade and the erection of a new entrance porch. In detail the works comprise:

- Replacement of porch entrance on front (east) elevation
- New timber cladding at ground floor on front (east) elevation to align with height of porch entrance
- Associated landscaping and entrance step works
- Reconfiguration of first floor level on rear (west) elevation
- Associated fenestration and re-cladding works
- Sedum roof above
- Associated landscaping works

1.1 The main issues are:

- Design
- Trees and landscaping
- Amenity
- Transport

2 Design

2.1 The house was built c1960 by Michael Leonard and is the only house in the Hexagon that is identified as making a positive contribution to the character and appearance of the conservation area. It has undergone various interventions between the 1970's and 2003 including the glazing over of the rear first floor balcony and the erection of a side extension. In 2003 permission was granted for a single storey side extension which has been constructed in brick. The front of the house is in good condition, but the rear elevation is, based on an officer site visit, currently in a poor state of repair with some cladding removed leaving exposed joists.

2.2 The rear first floor balcony was covered and glazed over some time before 2003. The CAAMS describes the house as being "notable for its glazed first-floor corridor, albeit in poor condition", however this corridor was lost when the balcony was covered and internal partitions extended. It

is proposed to replace the rear elevation and sloping glazed roofslope. The existing elevation is largely glazed with aluminium and timber framed windows and a small area of timber cladding below the dining room window, the brick side extension also features a large expanse of glazing to its rear elevation.

- 2.3 The proposed elevation is a simpler and less cluttered design than existing. The ground floor would comprise two full height fixed windows alongside two full height large sliding windows. At first floor level the pattern of fixed and sliding windows would be repeated with filigree balustrading alluding to the building's original first floor balcony. The sloping glazed roof would be replaced with a flat sedum roof and the whole of the rear elevation would be timber framed, with timber panels to the sides at first level in place of the balcony glazing.
- 2.4 The use of timber would also continue to the side extension where the overhanging roof would be brought forward by 800mm to bring it flush with the main rear elevation, which itself would be extended by 400mm. The side extension would also feature a vegetation screen.
- 2.5 On the front elevation, the porch is not original and its angular profile is at odds with the original house. A simpler design is proposed which is considered to be more in keeping with original design of the house.
- 2.6 To facilitate the proposed works, the proposal utilises a design and palette of materials that are considered to compliment the existing house and surrounding area. However it will be necessary to ensure that the facing materials are suitable for the building and surrounding area and therefore a condition will require details of materials to be submitted to and approved by the Council before any work commences. In overall terms the proposal is considered to preserve and enhance the character or appearance of the host building and conservation area at this point. They would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.
- 2.7 The proposal would involve minor extensions to the original house and the proposed rear elevation would extend 400mm beyond the existing rear elevation. As the extension would be two storeys A.2(c) and include an alteration to the roof A.1(i)(iv), and the ground area of the porch would exceed 3sqm D.1(a), the proposed works would not be permitted development. They are considered to be relatively minor extensions in the context of the property as a whole and are considered to be appropriate.

3 Trees and landscaping

- 3.1 It is proposed to provide an additional area of terracing at the rear measuring 2.5m x 7m and to plant additional shrubs at the front. These minor works are not considered to harm the appearance of the building or impact on any nearby trees. It is also proposed to install a sedum roof to replace the glazed balcony roof. The applicant has not provided details of this and such details will be secured by a condition.

4 Amenity

- 4.1 The main rear elevation would extend into the garden by 400mm and the sloping roof at the rear would be levelled increasing the height of the eaves by 300mm. This minor amount of extension is not considered to affect the amenity of adjoining occupiers in terms of impact on daylight or sunlight. The overall amount of glazing to the rear elevation would only slightly increase, and is not considered to create additional overlooking, or raise any significant light pollution issues, to neighbouring properties.
- 4.2 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.

5 Transport

- 5.1 It is recognised that there is no significant demolition or excavation works connected to the proposal. Therefore it is not considered that this development will result in a large number of large and/or heavy construction vehicle movements to and from the site. Further, much of the existing building is being retained which minimises the overall impact of construction. Nevertheless, the reconfiguration works will require some vehicle movements to and from the site.
- 5.2 Moreover, there are other significant developments that must be considered in the area. It is noted that several developments are already taking place and none of these has been identified by the applicant in the submission. Larger scale residential developments in the vicinity of this site that are either under construction, or have been granted permission or currently are going through planning, include:
- 6 Fitzroy Park
 - 51 Fitzroy Park;
 - 53 Fitzroy Park;
 - Fitzroy Farm, Fitzroy Park;
 - The Lodge, Fitzroy Park
 - Wallace House, Fitzroy Park
 - 1 Haversham Place
 - The Water House, Millfield Lane.
- 5.3 All of these developments are using or intend to use Merton Lane and Fitzroy Park for demolition and construction access. Therefore, the overall cumulative impacts in relation to construction movements are of a level whereby the numbers of heavy goods vehicle and light van movements starts to create an increased impact on both the public highway network and the private road of Fitzroy Park.
- 5.4 No information relating to construction has been submitted that identifies any mitigation measures that would be adopted or to identify how they are to liaise with these developers of the other properties in the area in respect of co-ordinating deliveries. Although Fitzroy Park is a private road, parking on-street is not supported by LB Camden and no vehicles connected with the proposed development should be allowed to park on Fitzroy Park. No indication has been given as to how vehicles will arrive at site, what route they would take or the size of vehicles and how they will be managed. Given the cumulative impacts and constrained access it is not acceptable to simply allow vehicles to arrive and undertake any tight movements unassisted.
- 5.5 Therefore, although it is considered that a level of 'spreading of the load' will take place on the transport network, a full construction management plan is considered necessary to minimise impacts on the surrounding highway network and address concerns relating to cumulative impacts on Fitzroy Park. This will be secured by a section 106 agreement. The applicant has agreed to entering into the section 106 agreement on this basis.

6 Community Infrastructure Levy (CIL)

- 6.1 As the proposal would involve an extension of less than 100sqm it would not be liable for a CIL contribution.

7 Recommendation: Grant Planning Permission Subject to a Section 106 Legal Agreement for a Construction Management Plan (CMP)

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