

Delegated Report		Analysis sheet		Expiry Date:		20/11/2012	
		N/A		Consultation Expiry Date:		08/11/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/5075/P			
Application Address				Drawing Numbers			
1 Haversham Place LONDON N6 6NG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation to condition 3 of (development to be carried out in accordance with the approved plans) pursuant to planning permission granted on 06/03/2012 (ref 2012/0973/P for: Extensions and alterations for the erection of a three storey (basement, ground and first floor) plus roof level side extension; part two storey, part single storey rear extension, two rear dormers and a raised rear terrace in connection with the use as residential dwelling house (Class C3)) to allow for minor material amendments to include extension to the basement, formation of roof terrace over ground floor rear extension with obscured glass privacy screen, installation of iron railings to rear elevation, realigning french doors on rear elevation at basement level, additional step to rear lightwell and raising the cill height of the first floor front bathroom window.							
Recommendation:		Grant Variation of Condition Subject to a Deed of Variation					
Application Type:		Variation or Removal of Condition(s)					
Conditions:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	06	No. of responses	00	No. of objections	00	
Summary of consultation responses:	Site notice 10/10/2012-31/10/2012 Press advert 18/10/2012-08/11/2012 No responses received						
CAAC/Local group comments:	Highgate CAAC were notified, but did not respond						
Site Description							
Haversham Place is a modern, gated development of 7 dwellings built on the Holly Court School site after 1995. The estate is accessed from Merton Lane and borders Fitzroy Park. The application site comprises a detached single family dwellinghouse located within a large plot. The property lies within the Highgate Village Conservation Area and part of the garden to the property is woodland, designated as Private Open Space.							

Relevant History

2012/0973/P Extensions and alterations for the erection of a three storey (basement, ground and first floor) plus roof level side extension; part two storey, part single storey rear extension, two rear dormers and a raised rear terrace in connection with the use as residential dwelling house (Class C3).
Granted 02/07/2012

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

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

DP16 The transport implications of development

DP17 Walking, cycling and public transport

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

Camden Planning Guidance 2011

Highgate Conservation Area Appraisal and Management Strategy 2007

NPPF 2012

Assessment

1 Proposal

1.1 Permission was granted for the extensions and alterations to the dwelling including the erection of a three storey plus roof level side extension; part two storey, part single storey rear extension, two rear dormers and a raised rear terrace

1.2 Minor material amendment are sought to the approved scheme, namely:

- an extension to the basement,
- a roof terrace at rear first floor level,
- replacement balustrading to rear elevation,
- installation of railings,
- realigning of french doors to rear elevation,
- adjusted steps from terrace, and
- raising the cill height of the first floor bathroom window

2 Design

Basement extension

2.1 The house has an existing basement of approximately 166sqm (198sqm including lightwells), the approved scheme included side and rear extensions that increased the footprint of the basement internally by approximately 60sqm to 226sqm (257sqm including lightwells). It is proposed to infill a recess at the rear of the approved basement. The extension to the basement is relatively minor with an area of approximately 7sqm. It would extend into an approved lightwell so there would be no additional basement impact. It would align the rear building line at basement level, by pushing a set of French doors forward and would have a negligible impact on the appearance of the building.

Balustrading to rear elevation

- 2.2 The approved scheme created an 11m wide terrace at rear ground floor level with a staircase leading down to the garden and associated balustrading. Although the application form referred to metal balustrading to match existing, there was no detail on the approved plans. It is proposed to erect iron railings, to the ground floor terrace, staircase and additional railings to the proposed first floor terrace and around the basement lightwells. Iron railings form part of the original design of the house and are considered to be appropriate.

Roof terrace

- 2.3 A part one, part two storey extension was approved to the rear of the building. The two storey element featured a hipped roof, and it is proposed to replace the roof with a brick parapet and railings to form a terrace. A sash window would be replaced with French doors for access. The design of the parapet is the same as the existing parapets to the side of the house and is not considered to harm the appearance of the building.
- 2.4 A 1.8m high obscure glass privacy screen is proposed for the north side of the terrace which would prevent any additional overlooking to no. 2 Haversham Place.

Other minor amendments

- 2.5 It is proposed to shift the basement level French doors to the two storey rear extension 500mm to the left. This would be an improvement as they would align with the windows above. It is also proposed to add an extra step to the steps leading down to the rear lightwell from either side of the house, but there is no change to the level of the lightwell or garden. It is further proposed to raise the cill height of a bathroom window at front first floor level by 400mm. These minor amendments are not considered to affect the appearance of the building.

3 Open Space & Trees

- 3.1 The area around the house to the side and the rear is designated private open space. The extensions to the rear and north west side are outside the designated open space, but the three storey south east side extension would encroach into this area. The proposed amendments would not increase the footprint of the building, or its overall massing, and are not considered to affect on the approved scheme's impact on the designated open space or any trees.

4 Transport

- 4.1 The approved scheme was for considerable alterations and extensions and was subject to a Section 106 agreement for a Construction Management Plan and highway works. The amendments are not considered to have an additional impact on the local transport network. The legal agreement would need to be revised by a deed of variation.

5 Conclusion

- 5.1 The proposed amendments are not considered to harm the character or appearance of the host building or conservation area, the openness of the private open space, the amenity of adjoining occupiers, or have additional transport implications.

6 Recommendation: Grant variation of Condition 3 Subject to a Deed of Variation

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