

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	14/09/2012
		N/A / attached		Consultation Expiry Date:	23/08/2012
Officer			Application Number(s)		
Philip Niesing			2012/3812/P		
Application Address			Drawing Numbers		
2 West View Makepeace Avenue London N6 6EX			Refer to draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a full-width ground floor rear extension to the dwellinghouse (Class C3)					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	06	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Site Notice 27/07/2012 until 17/08/2012 Press Notice 02/08/2012 until 23/08/2012</p> <p>5 letters were received from nearby residents in support of the application and 1 letter was received from the occupier of 391 Holly Lodge Mansions objecting to the proposal for the following reason:</p> <p><i>‘... Adding a balcony to the property would restrict my current views, and be a great invasion of privacy - the balcony would practically be level with mine....’</i></p> <p>(Officer’s Note: The proposal has been revised omitting the roof terrace and associated balustrade from the scheme. See section 2 of this report)</p>					
CAAC/Local groups comments:	<p>Holly Lodge CAAC objects to the proposal for the following reason:</p> <p><i>‘...the exceptionally large pained windows at the back and front of the property are out of character for the host building. Out Guideline 7 that states “Conservation Areas should exhibit “a high level of design”...”and developments should preserve or enhance the special character of such an area.”</i></p> <p><i>Further our Guideline 15.1 for Windows states “The original frame sizes and shapes should be retained together with white wood-like appearance.”</i></p> <p>(Officer’s note: See section 3 of this report)</p>					

Site Description

The application site lies on the western side of Swains Lane, opposite Highgate Cemetery, and comprises a two storey semi-detached dwellinghouse. The property forms part of a pair of semi-detached houses between Holly Lodge Mansions and Makepeace Mansions, known as Hill View and West View which have their rear elevations facing directly onto Swain's Lane. The rear elevation has been modified from originally comprising garage doors to a more indicatively residential façade.

The building is not listed, but the site falls within the Holly Lodge Estate Conservation Area. All of the buildings in the Holly Lodge Estate CA are identified as making a positive contribution to the character of the area.

Relevant History

9003593 Alterations and extensions including the conversion to residential use of two garages and the addition of dormer and bay windows to provide a residential dwelling house. **Granted** on 16/04/1991

PE9900115 The erection of front and rear dormers to facilitate additional residential accommodation in the roof space. **Granted** on 26/04/1999

2005/4243/P Construction of new dormer at rear; a new rooflight on the north roof slope; new boundary wall and timber gates at rear of single-family dwellinghouse. **Granted** on 13/12/2005

Relevant policies

LDF Core Strategy and Development Policies, 2010

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

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)

CPG6 (Amenity)

Holly Lodge Estate Conservation Area Appraisal and Management Strategy

NPPF, 2012

London Plan, 2011

Assessment

1. Proposal

Planning permission is sought for the erection of a ground floor rear extension to this semi-detached property. The proposed extension would be full width and project 1.4 metres from the original rear elevation, replacing an existing rear bay extension; it would have a flat roof with a painted timber fascia to match the fascia of the adjoining pair. Two large 'garage sized' windows with timber boarding below would be incorporated in the ground floor elevation, with a smaller recessed door and sidelight located near the centre of the house.

2. Amendments

Initially the proposal included a single storey front extension as well as a roof terrace above the proposed ground floor rear extension with associated balustrade and alterations to a first floor rear elevation; however further discussions with the applicant resulted in the removal of these elements from the scheme. It was considered that the front extension and the introduction of a roof terrace on this prominent street elevation would unbalance the pair of semi-detached houses, causing material harm to the design and appearance of the building and fail to preserve and enhance the Holly Lodge Estate Conservation Area. Further changes to the ground floor fenestration were suggested. Revised drawings were submitted.

3. Design and appearance

Camden's Local Development Framework seeks to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia *'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'* The Holly Lodge Estate Conservation Area is a designated heritage asset and the Conservation Area Statement for this area identifies all buildings within the CA to make a positive contribution to the character and appearance of the conservation area.

The revised scheme is considered acceptable in design terms. Although full width, it would project only 1.4 metres from the main rear façade and therefore remain subordinate in appearance to the host building. The existing rear bay, which would be replaced by the extension is not original and its removal is considered appropriate in this instance. Also, the detailed design of the proposed rear extension, with large 'garage size' openings and the flat roof with a painted timber fascia to match the adjoining pair would reflect the character and appearance of numbers 1 & 2 Hill View and number 1 West View, which would allow the extension to integrate seamlessly within the streetscene and the wider conservation area, in line with the objectives of policies CS14, DP24 and DP25 of the LDF.

4. Amenity

The proposed extension is a modest addition to the rear elevation at ground floor only. Given its depth (1.4 meters) and height (3 metres) it is considered that the proposed extension would not materially affect the amenities enjoyed by the occupiers of the neighbouring residential properties, in line with Policy DP26.

5. Recommendation

Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th September 2012.
For further information please click [here](#).