

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	23/03/2012
		N/A / attached		<b>Consultation Expiry Date:</b>	08/03/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Gideon Whittingham			2012/0078/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
14 Highgate West Hill London N6 6JR			Refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Retention of a garden outbuilding to house (Class C3).					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	02	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>-A site notice was displayed from 07/02/12 and a public notice was displayed in the local press (Ham &amp; High) from 16/02/12.</p> <p>-Three representations object to the proposal, namely from properties No.13 Highgate West Hill and No.1 Millfield Lane:</p> <p>‘the materials used for the building are not in keeping with the environment, from a conservation perspective’</p> <p>This particular issue has been addressed in Section 2 of this report</p> <p>‘a considered view has to improve the roof aesthetic’</p> <p>This particular issue has been addressed in Section 3 of this report</p> <p>‘the outbuilding looks directly into 2<sup>nd</sup> floor windows resulting in a loss of privacy’</p> <p>This particular issue has been addressed in Section 4 of this report</p>					
CAAC/Local groups comments:	To date no representations have been received from the Highgate CAAC					

## Site Description

The site comprises a detached three storey building located on the West side of Highgate West Hill, at the junction with Millfield Lane. The building, divided into three separate dwellings, is Grade II listed and located within the Highgate Conservation Area. This application relates to the Southernmost dwelling.

## Relevant History

**PEX0200795 & LEX0200796** - PP & LB granted – for the change of use from a children's home (Class C2) to a single family dwelling (Class C3); the demolition of an existing rear extension and single storey out-building bordering Millfield Lane; the erection of new single-storey rear extensions; rebuilding, together with ground and first floor additions at south wing, alterations at roof level and a new garage entrance onto Millfield Lane. (16/03/2004).

**2004/3543/P & 2004/3544/L** - PP & LB refused APPEAL DISMISSED – to convert the property from a single dwelling house into three self-contained flats. (01/07/2005).

**2005/4169/P & 2005/4170 /L** – PP & LB granted - for the construction of extensions to the existing dwelling and conversion of single dwelling house into three self contained dwellings, and associated internal and external alterations. 28/11/2005. This permission was implemented

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy:

**CS1** (Distribution of growth)

**CS5** (Managing the impact of growth and development)

**CS14** (Promoting high quality places and conserving our heritage)

**CS15** (Protecting and improving our parks and open spaces & encouraging biodiversity)

#### Development Policies:

**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 Statement

## Assessment

### 1. Proposal:

#### 1.1 The applicant proposes:

-The retention of an outbuilding, measuring approximately 2.4m in height, 9.3m in width and 2.1m in depth, located to the West of the rear garden. The outbuilding is detailed with green painted timber cladding, an asphalt flat roof with wire mesh for planting and four timber doors located on the East facing elevation, three of which are obscurely glazed. The outbuilding is ancillary to the use of the main residential dwelling, providing approximately 18sqm of additional residential accommodation.

1.2 In consideration of s 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, given the outbuilding is not fixed to the (listed) building, the proposal would not amount to development requiring listed building consent.

#### 1.3 The main issues for consideration are:

-The impact of the proposal upon the character or appearance of the building and the surrounding conservation area and;

-The impact of the proposal upon the setting of the special architectural and historic interest of this listed building;

-The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.

### 2. Impact on the host building and conservation area:

2.1 The Highgate conservation area, in particular, enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks such as Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir and Fitzroy Park allotments, as well as the many large gardens which are considered to contribute to the informal landscape setting and rural atmosphere.

2.2 Along the West side of Highgate West Hill, namely Nos.6-14 (cons), the substantial gardens to the rear, approximately 30m in depth, are considered to contribute greatly to the conservation areas landscape. Where a number of gardens feature incidental elements such as garden stores or outbuildings, it is considered, by virtue of their substantial size, the gardens have retained their sense of openness.

2.3 The front and rear gardens of the subject property are relatively large for the borough and reflect the rural setting described in the Highgate conservation area statement. This is in part due to the communal arrangement of the rear garden. In the interests of preserving the special architectural and historic interest of this listed building and its setting, the subdivision of the rear garden, other than by way of growing vegetation, i.e. hedges, was resisted as part of the 2005 consent (2005/4169/P & 2005/4170 /L).

2.4 Whilst not characteristic of the terrace, in terms of its size and footprint, it is considered the freestanding outbuilding, by virtue of its location set behind the surrounding boundary walls and footprint forming part of a substantial rear garden, represents a subordinate and appropriately designed extension which would preserve the character and appearance of the building and the surrounding conservation area.

### 3. Impact on the setting of a listed building

3.1 It is considered, the outbuilding, by virtue of its location set behind the surrounding boundary walls, detailed design, materials and roof level planting would be appropriate in style and appearance and would preserve the setting of the special architectural and historic interest of this listed building.

#### **4. Neighbour amenity**

4.1 It is considered, by virtue of its location and position set behind the surrounding boundary walls, that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, visual bulk or sense of enclosure.

4.2 With regard to privacy, noise and disturbance, the outbuilding features three obscurely glazed openings, set behind a 2m high boundary wall and some 20m in distance from the rear elevation of No.12 Highgate West Hill. Within this context, it is considered, by virtue of its surrounding screening and level of activity associated with the use of the outbuilding, it is considered the outbuilding would not result in a significant increase in overlooking, associated noise and disturbance to the adverse harm of the neighbouring properties.

4.3 Forming part of a rear garden measuring approximately 120sqm, the outbuilding covers approximately 18sqm of the rearward area. Whilst regrettable, it is considered that this would not cause significant harm so as to warrant refusal of this application, particularly given the significant area of remaining garden space.

4.4 With regard to the impact of the proposal upon the surrounding trees, particularly the Maple tree approximately 400mm from the outbuilding, the applicant has submitted details regarding its construction process and extent of foundations. It is considered, by virtue of its method of construction and extent of foundation, the nearby Maple tree would be preserved from harm.

**Recommendation:** Grant planning permission

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 26<sup>th</sup> March 2012. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>