

Delegated Report		Analysis sheet		Expiry Date:	27/10/2011		
		N/A / attached		Consultation Expiry Date:	06/10/2011		
Officer			Application Number(s)				
Fergus Freeney			2011/3968/P				
Application Address			Drawing Numbers				
28 Brookfield Highgate West Hill London N6 6AT			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing rear first floor balcony with timber enclosure and window to residential flat (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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed for 21 days from 07/09/2011 and a press notice published on the 15/09/2011 – no comments have been received.					
CAAC/Local groups* comments: *Please Specify		Highgate CAAC – No comments received.					

Site Description

The application site is located on a private road leading off Highgate West Hill. It comprises a large four-storey terraced building divided into flats (Class C3).

The site is not listed but is within the Highgate Conservation Area.

Relevant History

53 Brookfield - 2010/5173/P: Erection of timber enclosure to existing rear (east elevation) balcony of second floor flat No. 53 (Class C3). *Approved 16/11/2010*

36 Brookfield - Erection of a timber enclosure to the existing service balcony at first floor level of the residential flat (Class C3). *Approved 03/10/2006*

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

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

Proposal:

Permission is sought to erect a timber enclosure with a window around an existing side/rear balcony at second floor level.

The enclosure would measure 2.5m in width x 0.65m in depth x 2.4m in height.

Assessment:

There is an established pattern of this form of development, with several flats that share the same rear return having had similar extensions erected. A significant proportion of properties in the rest of the blocks have also had similar extension, although there is no record of any planning permissions for these extensions except for flat no 36 (approved in 2006) and 53 (approved in 2010).

The proposed extension is consistent in design and materials to other extensions in the blocks. The extension would not be visible in the public realm although it would be visible from a private access road to the rear of the block. The character and appearance of the conservation area would be preserved and no harm would be caused to the residential amenity of any neighbour in terms of loss of daylight, sunlight, outlook, overlooking or sense of enclosure.

Recommendation: Grant.

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