

Delegated Report	Analysis sheet	Expiry Date:	27/12/2010
	N/A / attached	Consultation Expiry Date:	30/11/2010

Officer	Application Number(s)
Hugh Miller	A: 2010/5751/P B: 2010/5774/L

Application Address	Drawing Numbers
7 Highgate West Hill London N6 6JR	Refer to draft decision notice.

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
A: 2010/5751/P - Replacement of flat roof, installation of new skylight at first floor level, installation of two french doors to rear elevation and replacement of garage door to front elevation to existing dwellinghouse (Class C3). B: 2010/5774/L – Replacement of flat roof, installation of new skylight at first floor level, installation of two french doors to rear elevation, replacement of garage door to front elevation and internal alterations to existing dwellinghouse (Class C3).

Recommendation(s):	Grant Planning permission reference - 2010/5751/P Grant listed building consent reference - 2010/5774/L
---------------------------	--

Application Type:	Householder Application
--------------------------	--------------------------------

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	01	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	The applications were advertised in the local press; Ham & High 5/11/2010 and a site notice displayed 3/11/2010, expires 24/11/2010. One letter of support was received from 6 Highgate West Hill
---	---

CAAC/Local groups comments:	<u>Highgate Village CAAC</u> : No response at the time of report being written.
------------------------------------	---

Site Description
A part, 2-storey, part 3-storey semi-detached property located on the west side of Highgate West Hill; and lies due west of St. Anne's Close. The building is listed Grade II. It is within the Highgate Village Conservation Area. It is identified within the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History
<ul style="list-style-type: none"> January 1995 – PP and LBC refused -The erection of a two storey extension located at first floor and roof levels; ref. 9401152 and 9470234 December 1995 –PP and LBC refused - Erection of an extension at first floor level to the rear elevation and of a roof extension plus associated works of demolition; ref. 9501360 and 9570238

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

CPG 2006:

Highgate Village Conservation Area Statement:

Assessment

Proposal

The proposal is for the replacement of flat roof, installation of new skylight at first floor level, installation of two french doors to rear elevation, replacement of garage door to front elevation and internal alterations to the existing dwellinghouse

Design & appearance

Exterior

- the replacement of the existing garage door at the front elevation – this is in painted timber with bifolding timber door and painted to match the host building is considered acceptable in terms of detail and finish;
- the two new sets of French doors to the rear elevation – these are designed to match the existing French doors adjacent, and will be positioned within existing door and window openings. The existing door to the outer edge of the building is within a modern extension, and historic drawings demonstrate that the sash window which will be removed is not an original opening or window. To this end these alterations are not considered to compromise the building's special interest here and the French doors are acceptable;
- replacement roof – the parapet to the modern addition at rear would increase in height by 0.8m. This marginal increase would not have any impact on the historic fabric of the host building and is acceptable;
- proposed enlarged rooflight to the modern addition at rear - this will be flush, hidden behind the raised parapet and will have no impact on the appearance of the building or on any historic fabric.

Interior

- It is proposed to make alterations at ground floor level to open up further between the existing kitchen and dining room, and the kitchen and family room. Downstands will be retained to indicate former room subdivisions, although historic plans demonstrate that these areas have been altered in the past. The principal drawing rooms, which are of highest significance and remain in their original form, will remain undisturbed.
- An opening is proposed to be formed in the wall between the house and the storage addition to the side. Historic plans demonstrate that this wall is not in its original position, therefore no significant historic fabric will be lost in this alteration, and a downstand beam will visually separate the two spaces.
- First floor – very minor alterations here, replacing bathroom fittings. This has no impact on the special interest of the host building and is satisfactory.

In summary the works are considered to preserve the building's special interest, will not have a detrimental impact on the character or appearance of the conservation area and are considered acceptable.

Amenity

The raised parapet wall will not cause any impact on sunlight/daylight to nearby properties. The new french doors and rooflight are in the same location as existing openings and are not in proximity to any nearby habitable room windows and will therefore not cause any impact on neighbouring properties in terms of overlooking.

Recommendation: Grant Planning permission & Listed building consent.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613