

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>27/09/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		07/09/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2010/4046/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
30 Millfield Lane London N6 6JD				Please refer to 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>							
Erection of a single storey side and rear extension and the retention of a retaining wall to single dwelling house (Class C3).							
<b>Recommendation(s):</b>		<b>Grant planning permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>14</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. Electronic	<b>01</b>		
<b>Summary of consultation responses:</b>		<p>Site notice displayed from 04/08/2010, expiring on 25/08/2010.</p> <p><b>2 Millfield Place</b> (2 identical letters) – objects for the following reasons;</p> <ul style="list-style-type: none"> <li>- A large water filled hole has appeared in our garden 8m from the eastern edge of the proposed new building. Since then the hole has grown. It is filled with water and we are having it urgently investigated – it is suggested that no building work is undertaken until this matter is resolved. (see below)</li> <li>- Preparatory work has already started and this involves some major cutting back of a bank containing tree roots. I am very concerned about the trees in our garden. (Please see below and refer to 4-4.2)</li> </ul> <p><b>Officer's comments</b> – The impact on the garden of the neighbouring property following the removal of the earth bank and construction of the retaining wall is not an issue that can be controlled by planning. Instead this issue is a civil matter between the owner of the site and the neighbouring occupier. The consultee has been advised to contact both the applicant directly and the Council's Building Control Department for more advice on the matter. An informative is recommended to be attached to any decision notice which states that the proposals may be subject to control under the Building Regulations and/or the London Buildings Acts.</p> <p>A Trees and Landscape Officer visited the site after receiving a call from the consultee regarding concerns to the trees. The Officer considered that the construction of the retaining wall and the removal of the earth bank would not harm the trees.</p>					
<b>CAAC comments:</b>		<b>Highgate Village CAAC</b> – formally consulted but no comments received.					

## Site Description

The application site is located on the east side of Millfield Lane fronting the Heath and ponds in a predominantly residential area. The site is designated as private open space known as the 'Gardens of Millfield Place'. The site comprises a generously sized two storey single family dwelling house, set within large grounds which are set back from Millfield Lane. The application site building is currently being renovated (see relevant history below). The dwelling house is not a listed building but is located within the Highgate Village Conservation Area. The building is not specified within the statement as a positive contributor to the conservation area.

## Relevant History

17/11/2009 – **p.p. granted (2009/4038/P)** for 'additions and alterations to a single dwelling house (Class C3) to include new stair access to the existing flat roof, associated new metal railings to form new terrace area, replacement of existing wooden railings at first floor level, installation of a new window at ground floor level and erection of bin store'.

14/09/2010 – **p.p. granted (2010/233/P)** for the erection and relocation of enlarged garage structure ancillary to dwelling house (Class C3).

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)

B1 (General Design principles)

B3 (Alterations and extensions)

B7 (Conservation areas)

N2a (Protecting open space - Development on public and private open space)

N8 (Ancient Woodlands and Trees)

T12 (Works affecting highways)

### Camden Planning Guidance 2006

#### Highgate Village Conservation Area Statement

### LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

### LDF Core Strategy

CS1 (Distribution of growth)

CS5 (Managing growth and economic impact)

CS14 (Promoting high quality places and conserving our heritage)

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

### Development Policies Development Plan

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)

## Assessment

### 1. Proposal

1.1 Permission is sought for the erection of a single storey side and part rear extension to single dwelling house (following the recent removal of an existing side extension) and the retention of a retaining wall. More specifically:

- The recently demolished single storey side (north elevation) extension measured 4.2m deep, 3.4m wide and 2.2m high sloping up to 3.8m. The proposed rebuild would set 0.5m further back from the front elevation, measuring 3.5m deep, 3.4m wide and 2.5m high sloping up to 3.7m.
- The remainder of the proposed side extension would be located to the rear of the rebuilt extension. This addition would measure approximately 5m to 5.2m wide, 10m deep and 3m sloping up to 3.8m high.
- The proposed rear extension would measure approximately 6m deep, 5.7m wide with a sloped roof measuring 3.4m in height sloping up to 3.9m and down to 3m with a timber panel side elevation and fully glazed sliding doors.
- The retention of a 3m retaining wall
- The increase in the footprint of the dwelling house would be approximately 97.95m<sup>2</sup>, This space would provide additional accommodation including gym, shower, sauna room and Jacuzzi room.

- The proposal materials include white rendered masonry, timber windows and doors and tiles to match existing.
- It is proposed to install two panels of rooflights along the roof of the new extension.

## **2. Design**

- 2.1 Prior to the recent renovation works to the property there was a bank of earth located to the (north) side of the host building which sloped up from the ground floor level of the application site to the rear gardens of no. 32 Millfield Lane and the grade II listed no. 2 Millfield Place by approximately 2-3m. There are a number of trees located on the top of this bank. Following the demolition of the existing side extension the bank of earth was removed to create space for the proposed extension. A retaining wall measuring approximately 3m high was then constructed adjacent to the boundaries with the neighbouring properties, 32 Millfield Lane and no. 2 Millfield Place.
- 2.2 The ground floor level of the proposed extension would be set below the garden level of the neighbouring properties by approximately 3m. The proposed side extension would wrap around part of the rear elevation and the remaining gap between the extension and the boundary with the neighbouring properties would be landscaped.
- 2.3 It is considered that given the position of the proposed extension set behind the rebuilt front extension and two storey side wing its visibility from the front of the property would be limited. It is acknowledged that the proposed extension would be a relatively large addition to the property. However it is considered that in the context of the expansive host building and the generously size grounds, the proposed extension would be subordinate in terms of scale and bulk. Furthermore the extension would allow for the retention of a reasonable sized garden in accordance with Camden Planning Guidance 2006.
- 2.4 The detailed design of the extension, in terms of the proposed materials including the use of glazing along the rear elevation of the extension, painted rendered walls, timber panels (rear elevation) and timber windows to match existing are considered to be appropriate. The proposed panels of rooflights to allow additional light into the extension are also considered have been carefully designed and thus appropriate. Given this context it is considered that the proposed extension would not detract from the character and appearance of the host building or the wider conservation area.

## **3. Open space**

- 3.1 The property is located within designated private open space known as the 'Gardens of Millfield Place'. Policy N2a and CS15 of the LDF states that the Council will not grant planning permission for the development on private open space unless it is for development ancillary to a use taking place on the land and for which there is demonstrable need that cannot be reasonable be satisfied elsewhere. Public space is more assessable to member of the public whereas private open space is not generally accessible by members of the public.
- 3.2 In this instance the proposal involves an extension to an existing residential use on site; therefore it is considered to be ancillary in this regard. In the context of the host building, the position of the proposed works to the rear and side of the building and the overall scale of the application site (as noted previously in paragraph 2.3) the extension would not detract from the openness of the open space, in accordance with policy.

## **4. Trees**

- 4.1 A Tree Report has been as part of the application. There are a number of trees located between the host building and the boundary with 32 Millfield Lane and no. 2 Millfield Place. These include T11 a Leyland Cypress, T12 a Sycamore and T53 a Hornbeam. These trees all grow at a higher level approximately 3m above the ground level of the application site. The roots have been contained by a newly constructed retaining wall. The Council's Landscape Officers are satisfied that the proposed extension and the retaining wall containing the roots would not have a detrimental impact on the lives of the trees. A condition will be added relating to the retention of trees

## **5. Amenity**

- 5.1 The proposed extension is set approximately 3 m below the garden level of the neighbouring property and the neighbouring properties are set away from the location of the proposed extension. It is not considered that the proposed extension would impinge on any amenity issues in terms of loss of sunlight/daylight, privacy or overlooking.

## **6. Transport**

- 6.1 The proposed works, given the overall size of the application site, are not considered to have an adverse impact on the local transport network. There is considered to be sufficient space for construction vehicles to enter and exit the site. As such, the proposed development does not warrant a Construction Management Plan being sought.

## **7 Recommendation – Grant planning permission**

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 27<sup>th</sup> September 2010.**  
**For further information see**

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