

<b>Delegated Report</b> (Members briefing)		<b>Analysis sheet</b> N/A / attached		<b>Expiry Date:</b> 23/06/2010		<b>Consultation Expiry Date:</b> 31/05/2010	
<b>Officer</b> Elizabeth Beaumont				<b>Application Number(s)</b> 2010/1969/P			
<b>Application Address</b> 10 St Anne's Close London N6 6AR				<b>Drawing Numbers</b> 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>							
Renewal of planning permission granted on 27/05/2005 (2005/0769/P) for the erection of an additional storey height with new raised roof and rooflights to create attic room for existing flat.							
<b>Recommendation(s):</b>		Grant renewal of planning permission					
<b>Application Type:</b>		Renewal of Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None received.					

**CAAC/Local groups comments:**

Dartmouth Park Conservation Area – object for the following reasons; (Please refer to 2-2.6)

- The original permission pre-dates the adoption by the Council of our CAAMS. The Dartmouth Park CAAMS represents a key element of statutory framework to which the planning authorities are required to have regard to in this context and provides as follows:
  - Roof alterations and extensions - *“The conservation area retains its clear historic rooflines, which are important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted...”* and *“Proposals for additional storeys will generally be resisted...”*
- The applicant building is in highly sensitive location on a long slope up to Highgate visible in important long, medium and short views north along Highgate Road and from the borders of the Heath. The buildings at the foot of this slope along Swains Lane are single storey.
- Although pretty much at the centre of these views, at its present heights, the applicant buildings do not intrude significantly on these views. This is particularly so because, viewed from the south, the two storey section on the right has a flat roof.
- Viewed from the south, what is proposed not only adds an additional storey but both a pitched roof and roof which bridges the gap between the two pitched roofs. Even without the roof which bridges the two gable ends, the new buildings would intrude detrimentally on the important and sensitive views from the south.
- Hard though such a refusal would be, we cannot advise the Planning Authority to renew the permission. We can see no case for making an exception to the guidance in our CAAMS.
- The mix of single and two story buildings currently typical of the hillside to the east of the buildings on Highgate West Hill remains appropriate to this sensitive area.
- What is proposed results in an excessively bulky structure in place of what where once two small houses which wouldn't be in keeping with its neighbours in St Anne's Close.
- What is proposed also seems to us rather bulky given its proximity to its larger Highgate West Hill neighbour.
- We are unimpressed by the visual trick offered in the street scene drawing suggesting a flat roofline between the buildings.

**Site Description**

The site is located on the south side of St Anne's Close, a private road accessed via Highgate West Hill. The site comprises a semi-detached two storey building subdivided into flats in a predominantly residential area. The site is located in the Dartmouth Park Conservation Area and there are two Grade II listed properties, nos. 107 and 108 Highgate West Hill located adjacent to the site.

**Relevant History**

06/11/1985 – **p.p. granted (8501649)** for Extension to form a second-storey mansard room to the existing first floor flat (renewal of planning permission granted by letter dated 4th December 1980 Reg.No.PL/31308)

07/03/1990 – **p.p. granted (8903606)** for the Extension to form a second storey mansard room to the existing first floor flat (renewal of planning permission dated 13.11.85 Reg No. 8501649)

31/03/1995 – **p.p. refused (9500181)** for the erection of an extension to form a second-floor mansard room to the existing first-floor flat.

06/10/2004 – **application withdrawn (2004/3584/P)** for the raising of the roof ridge height to erect a roof extension to provide additional residential accommodation.

27/05/2005 – **p.p. granted (2005/0769/P)** for the erection of an additional storey height with new raised roof and rooflights to create attic room for existing flat.

**Relevant policies**

**Replacement Unitary Development Plan 2006**

SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Areas)

**Camden Planning Guidance 2006**

**Dartmouth Park Conservation Area Statement**

## **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 our heritage), DP24 (securing high quality design), DP25 (Conserving Camden's heritage), (DP26 (Managing the impact of development on occupiers and neighbours).

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## **Assessment**

### **1. Proposal**

- 1.1 This application is seeking an extension to the limit for the commencement of development for planning permission (ref: 2005/0769/P) granted on the 27/05/2005 for the 'erection of an additional storey height with new raised roof and rooflights to create attic room for existing flat'. The application expired on the 27/05/2010 but was extant at the time that the current application was submitted.
- 1.2 The proposal roof extension would create additional floorspace for the existing two bedroom flat on the first floor. The extension would incorporate timber framed windows on the front and rear elevation, two rooflights on the side roofslope and second hand roof slates to match existing. The new brickwork on the gable ends would be constructed from bricks to match existing. The ridge height would be approximately 0.8m higher than the ridge of the adjacent roof at no. 9.
- 1.3 The original application was assessed under the superseded Adopted Unitary Development Plan of 2000 and the supplementary planning guidance of 2002. In the intervening period between the original application and this application there has been a material change in policy. The Replacement Unitary Development Plan was adopted in June 2006, with Camden Planning Guidance adopted later in 2006. Although it is acknowledged that policies have changed, a number still cover the same broad aspects and are not considered to be significantly different from previous UDP policies. Examples include matters relating to amenity, design and conservation. With this context in mind it is not considered necessary to revisit the design or amenity aspects of the proposals in detail in relation to the UDP policies, given that these have already been considered to be acceptable and the thrust of policies have not changed. However a new Conservation Area Statement and Management Plan was published in 2009. The design of the proposal will therefore be assessed in more detail in relation to this document.

### **2. Design**

- 2.1 The general thrust of design and conservation policies have not changed between the now superseded 2000 UDP and the currently adopted 2006 Replacement UDP. Furthermore, the status of the conservation area remains the same as when the previous application. However a new Conservation Area Statement and Management Plan was published in 2009. This statement describes St. Anne's Close as a 'private road that was built in the 1950s in the grounds of the St. Anne's Church'. It states that there are lock-up garages on the south side - considered to be a negative contributor to the conservation area - the 1950s Vicarage and the 'pleasing group of houses designed by Walter Segal'. These houses consist of two storey houses grouped around a communal green, with no boundaries between them. The brick buildings have distinct square large metal windows at ground floor level with multi lights and the pantiled roofs have deep eaves.
- 2.2 In regards to roof extensions the conservation statement specifies that as the area 'retains its clear historic rooflines additional storeys, fundamental changes to the roofline and insensitive alterations can harm the historic character of the roofscape and as such will be resisted.'
- 2.3 The existing roof of no. 10 is flat, set down below the pitched roof at no. 9. The existing roof is marginally visible in short slight views from Swain's Lane. The main visible feature of the existing building is the brick chimney breast however; this is again in a short 'chance' view from Swain's Lane. The existing roof cannot be seen in any longer views due to the heavy tree cover and the proximity of other buildings. The roof of the listed buildings at no. 107 and 108 Highgate West Hill is the predominate feature in the landscape and can be seen in long and short views from Swains Lane. The land slopes up away from Swain's Lane with properties along the street mainly of single storey allowing views of the tree cover, a number of properties and the church to the rear.
- 2.4 The views of the roofscape of the existing building are considered to be extremely limited for the reasons outlined above. The property is positioned in front and behind thick vegetation with the church visible in the background. The result of the proposal creating a two-pitched gable roof is the loss of part of the view of the

tree cover above the existing roof and a slight change to the roofline of the building. Despite this change it is considered that given the limited 'chance' views of the existing roofline the resulting alteration in the view could not be sufficient to be considered a fundamental change to the roofline. Furthermore it is considered that the proposal respects the character of the roofscape with regards to chance views of sections of roofslopes of the building dotted along the landscape to the north of Swain's Lane.

2.5 The extension would result in an additional half-storey rather than a full storey and would not appear as dominant as a full additional storey. It is therefore considered that although there would be an alteration to the roofline it would not have a detrimental impact on the character and appearance of the conservation area.

2.6 The proposed roof would be of a traditional style replicating the main roof in terms of design, materials and pitch. The new roof would be set slightly higher than the existing ridge height of no. 9, however the building does not form part of any established group of buildings within the street. As noted above the predominant pattern of the skyline of views of the landscaping from Swain's Lane are 'chance' and part views of part of roofs of buildings, including some of the other properties on St. Anne's Close. It is considered that the proposed addition could not be considered sufficient to harm views from St. Anne's Close. On this basis it is considered that the replacement of the flat roof with a pitched roof would not have an adverse affect on the skyline, the character of the building or the character and appearance of the wider conservation area.

### **3. Residential standards**

3.1 The alterations to the roof will create additional space for the existing first floor flat. Camden Planning Guidance 2006 states that all habitable rooms should have minimum headroom of 2.3m. The exception is rooms in attics which should have a minimum room height of 2.3m over at least half of the floor area. In the proposed additional storage approximately half of the additional floorspace would have a head height in accordance with this guidance and is therefore considered acceptable.

### **4. Amenity**

4.1 There have been no developments since the original consent was approved that would result in the extension harming the amenity of neighbouring occupiers. It is considered that the height and scale of the extension combined with the orientation and the position of neighbouring building the development would not have a detrimental impact on daylight/sunlight, privacy or outlook in comparison to the existing situation.

**5. Recommendation** – Grant renewal of planning permission.

### **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***