

Delegated Report		Analysis sheet		Expiry Date:		27/05/2010	
		N/A / attached		Consultation Expiry Date:		3/5/2010	
Officer				Application Number(s)			
Hugh Miller				A: 2010/1509/P B: 2010/1520/L			
Application Address				Drawing Numbers			
Fern Lodge 5 Millfield Lane London N6 6JL				Refer to decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
A: 2010/1509/P - Alterations to Millfield Lane boundary including the creation of a new pedestrian access and in-fill of the existing pedestrian access to single dwelling (Class C3).							
B: 20101520/L - Works in association with alterations to Millfield Lane boundary including the creation of a new pedestrian access and in-fill of the existing pedestrian access to single dwelling (Class C3).							
Recommendation(s):		A: Grant Planning permission ref. 2010/1509/P					
		B: Grant Listed Building Consent ref. 2010/1520/L					
Application Type:		A: Householder Application B: Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice displayed 9/4/2010, expires 30/4/2010. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Highgate CAAC: No response.					
Site Description							
A two-storey detached house situated on the south side of Millfield Lane comprising high brick boundary wall. The building is a Grade II Listed Building and is within the Highgate Village Conservation Area.							

Relevant History

March 1998 – PP granted - Details showing the method for underpinning including a method statement, and excavations pursuant to condition 03 of the listed building consent dated 8th December 1997 (Ref. LE9700781); ref. LE9701021.

December 1997 – PP granted - Underpinning foundations; demolition of part of front wall and archway over the drive and its subsequent reconstruction; ref PE9700797.

December 1997 – LBC granted - Underpinning foundations; demolition of part of front wall and archway over the drive and its subsequent reconstruction; ref LE9700781.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed buildings

B7 – Conservation areas

CPG 2006:

Section 23: Landscaping and trees

Highgate Conservation Area Appraisal and Management Proposals

Draft LDF Core Strategy

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

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

DP5 – Homes of different sizes

DP6 - Lifetime homes

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

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

The applications proposes the following:

- A: 2010/1509/P - Alterations to Millfield Lane boundary including the creation of a new pedestrian access and in-fill of the existing pedestrian access to single dwelling (Class C3).
- B: 20101520/L - Works in association with alterations to Millfield Lane boundary including the creation of a new pedestrian access and in-fill of the existing pedestrian access to single dwelling (Class C3).

Design

The front wall shows that it has been rebuilt following the granting of listed building consent in 1997 (for works of underpinning and partial demolition and rebuilding of the front boundary wall, ref: LE9700781). The stock bricks used for its rebuilding appear to be salvaged although it is not clear if they are from the original front wall.

The proposals are minimal in nature involving the bricking up of the existing pedestrian gate and it's relocation to the centre of the wall. The wall itself is of a simple structure, built with an English Bond and shallow buttresses. It is considered that the new gate would not interfere with any feature of note and would not alter the character of the boundary façade.

As the pointing and brickwork is relatively new there would not be any unsightly "scarring" of the wall where the existing gate is filled in and the new opening cut out. It is noted from the Design and Access statement that it is intended to reuse the existing gate and use the brickwork from the new opening to infill the old, thus minimising the potential loss of any historic fabric. To ensure that the existing bricks are reused as described and so as not to detract from the boundary wall appearance a condition is attach to this effect.

In terms of design, the proposed new entrance and related works would not harm the appearance of the boundary wall or streetscape and is considered satisfactory. The proposed works preserve the special interest of the listed building and the character and appearance of the Highgate Conservation Area.

The proposed complies with RUDP policies B1, B3, B6, B7, CPG guidelines and Highgate Conservation Area Appraisal and Management Proposals

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