

Address:	36 Millfield Lane London N6 6JB		
Application Number:	2010/0105/P	Officer: Elaine Quigley	
Ward:	Highgate		
Date Received:	23/12/2009		
Proposal: Demolition of existing dwelling house and outbuildings and erection of a new 3 storey single family dwelling house (C3).			
Drawing Numbers: Site Location Plan; B06/105/01; 02; 03 (rev1); 05; 05A; 412 P 050 A; 100 A; 101 A; 102 A; 103 A; 104 A; 110 B; 111 B; 112 B; 113 B; 115; 120 C; 121 A; 125 A; 122 B; 412-P-SK-01; 412-P-SK-02; extract from green sky-garden brochure; Design and Access Statement rev A; Noise report dated 25/05/2007; email from Peter Edwards dated 02/03/2010.			
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions			
Related Application	Conservation Area Consent		
Date of Application:	23/12/2009		
Application Number:	2010/0153/C		
Proposal: Demolition of existing single family dwelling and outbuildings (C3).			
as shown on drawing numbers: Site Location Plan; B06/105/01; 02; 03 (rev1); 05; 05A.			
RECOMMENDATION SUMMARY: Grant conservation area consent subject to conditions			
Applicant:		Agent:	
Mr and Mrs Russell 36 Millfield Lane London N6 6JB		Charles Leon Associates Chiswick Studios 9 Power Road London W4 5PU	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		430.7m ²
Proposed	C3 Dwelling House		583m ²

Residential Use Details:		
	Residential Type	No. of Bedrooms per Unit

		1	2	3	4	5	6	7	8	9+
Existing	<i>House</i>				1					
Proposed	<i>House</i>				1					

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	5	N/A
Proposed	5	N/A

OFFICERS' REPORT

Reason for Referral to Committee: The application involves the total demolition of a building within a Conservation Area (Clause 3 (v)).

1. SITE

- 1.1 The existing two storey building at 36 Millfield Lane was built in 1960's as a detached single family dwelling house with an attached 'granny flat'. Historically, the site had formed part of the gardens of Hill House situated to the north of the site. No. 36 was subsequently extended in 1969 with the installation of a dormer window at first floor level and a conservatory/garden room at ground floor level. Various outbuildings have also been constructed including a detached garage/store and greenhouse. The site is accessed via a vehicular driveway from Millfield Lane.
- 1.2 The existing property is situated towards the front of the site and is positioned on gentle slope that rises steeply at the rear running from west to east. The building is orientated to face west. It is set back 11m at its closest point to Millfield Lane.
- 1.3 The existing building is of traditional red brick cavity wall construction with slate facings in an expressed stringcourse, with single glazed hardwood windows. The building has a pitched slate roof. The dwelling is of a style typical of its date of construction but is not identified in the Conservation Area Appraisal and Management Plan (CAAM) as being of any particular architectural merit. On this basis, the contribution that the existing building makes is considered to be neutral to the character and appearance of the Conservation Area.
- 1.4 The immediate context is characterised by large single family dwellings set within substantial and well vegetated sites. This site is similar with a significant proportion of the site being covered in soft landscaping. However there is a large front tarmac area measuring approximately 228 sq. m. It provides parking for approximately two cars. The western front boundary of the site is enclosed by a stepped brick retaining wall and metal railings that measures 2.9m in height overall and a 2.6m high black painted metal entrance gate. As such very little of the house is visible from Millfield Lane. The rear garden area measures approximately 552 sq. m. It is enclosed to the east, northwest and southeast by semi-mature and mature trees. There is no one particularly unifying architectural style in the immediate area as dwellings have been constructed individually at different times.
- 1.5 The site lies within the Highgate Village Conservation Area. It has been divided into five character sub-areas, and the site falls within sub-area 5 – Merton Lane and Millfield Lane. The character of the Merton Lane and Millfield Lane sub area is described in the Highgate CAAM as "*comprising a patchwork of building types and scales that are unified by their relationship to the landscape and vegetation. Merton Lane and Millfield Lane still have a rural feel due to their scale and relationship with the Heath*" (page 40).
- 1.6 In addition to the historic designations, the site lies within the larger designated area of private open space listed as site no: 183 – Gardens of Millfield Place in Appendix 5 "Schedule of Open Spaces" of the UDP. The designation area extends

from Hill House, Millfield Lane to the north of the application site to the south and to the east to include Millfield Place and properties fronting Highgate West Hill. The entire site is within the designated area.

- 1.7 The site is also located within the strategic viewing corridor (that protects views from Kenwood house to St Paul's Cathedral). The site to the north of the application site is no. 38 Millfield Lane that is a Grade II listed building.

2. BACKGROUND

- 2.1 The current applications follow the withdrawal of identical applications for planning permission and conservation area consent in December 2009. (Ref: 2009/3958/P and 2009/3991/C). These items were on the DCC agenda for the 03/12/2009 with a recommendation for approval subject to a s106 agreement for the submission of a construction management plan. The applications were withdrawn by the applicant prior to any decision being made on 03/12/2009.

3. THE PROPOSAL

Original

- 3.1 Conservation area consent is sought to demolish the existing two storey dwelling house and outbuildings that includes a brick garage and glazed greenhouse. Planning permission is sought for the erection of a three storey contemporary house. The existing pond in the front garden is to be removed and landscaped. New hard and soft landscaping works are also proposed and new entrance gates are to be installed with rebuilt brick piers.
- 3.2 The current house and outbuildings, including the brick built garage and glazed conservatory would be demolished as part of the proposal. The existing front garden terrace would be reconfigured and the existing pond in the front garden would be infilled and landscaped. New entrance gates would be installed with rebuilt piers that would be a similar height to the existing front boundary treatment. The new house would be erected in place of the existing house on a larger footprint, set away by 3m on the northern side boundary wall, 0.9m from the southern side boundary, 8.4m from the western front boundary and 22.3m from the eastern rear boundary. The house would have two primary levels with a lower ground floor double garage and small attic storey above. The ground and first floors would step down to two half levels at the front of the site to respond to the steeply sloping site. The total height of the house would be 9.1m (from ground floor level) and would match the overall height of the recently approved scheme.
- 3.3 To the front part of the building would be a lower ground floor level that would incorporate a large double garage, garden store room and plant room. The ground floor level would be accessed by a set of steps externally and internally from the garage. The ground floor level includes an entrance hall leading to a staircase, a family room that has double aspect views to the west and south, a utility room, guest wc, kitchen and lounge area with full height glazed doors onto the terrace on the southern front elevation and a dining room that has sliding doors opening out onto a terrace to the eastern side of the dwelling. At first floor level is a large

master bedroom and bathroom, two double rooms, a guest bedroom and a laundry room. At second floor level is a multi-use space, store room and plant room. A roof mounted air conditioning unit would be enclosed by a acoustic screen wall.

- 3.4 The external walls would be predominantly through coloured render on rigid external wall insulation. This method of construction has been chosen on the basis that the narrow width of the weather layer enables a much greater proportion of a given wall thickness to be used for thermal insulation, making the construction more efficient. This treatment of the external walls of the new building remains the same as the previously approved scheme.
- 3.5 A large timber decked roof terrace area would be created at second floor level fronting Millfield Lane that would measure approximately 40 sq. m. A smaller terrace area would be created from the master bathroom at first floor level on the eastern side boundary measuring 2 sq. m. This would be enclosed by a glass balustrade. The house would have three additional separate flat roof areas at second floor level. One area would incorporate a green roof and one would include 6 sq. m of hot water solar collectors (Baxi Solarflow system). These areas would not be used as roof terraces.
- 3.6 It is proposed to remove 10 trees. The removal of the trees has already been agreed by the Council (ref 2009/1882/T). The trees would be replaced with equivalent number of mature specimens of suitable species and positions. The details have not been provided as part of this application.

Revisions

- 3.7 A draft construction management plan has been submitted.

4. RELEVANT HISTORY

- 4.1 Planning permission and conservation area consent were granted 18/10/2007 for the demolition of existing dwelling house and outbuildings and erection of a new 3 storey single family dwelling house (C3) (ref nos: 2007/2358/P and 2007/2361/C).
- 4.2 Tree applications were submitted in 2007 and 2009 for the removal of 10 trees within the site (1 x magnolia tree, 1 x purple plum tree and 1 x amelanchier tree in the front garden and 1 x leyland cypress tree, 1 x apple tree, 4 x birch tree and 1 x yew tree in the rear garden). No objections were raised by the Council's Tree Officer to the felling of the trees on both applications and were approved on 31/07/2007 and 26/10/2009 (ref nos: 2007/2979/T and 2009/1882/T).
- 4.3 Planning permission was granted 18/01/2008 for excavation works involving the creation of a swimming pool within the front garden of the dwelling house (ref no: 2007/6232/P). This application has not been implemented.
- 4.4 As mentioned in the background section, applications 2009/3958/P and 2009/3991/C were withdrawn on the 3/12/2009. The development proposals are identical to that sought under the current applications.

5. CONSULTATIONS

Statutory Consultees

- 5.1 **English Heritage** - do not wish to make representations regarding the demolition in the conservation area or replacement building.

Conservation Area Advisory Committee

- 5.2 **Highgate CAAC** - commented that neighbours views should be taken into account.

Local Groups

- 5.3 None received

Adjoining Occupiers

<i>Number of letters sent</i>	44
<i>Total number of responses received</i>	0
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 5.4 Letters were sent to adjoining neighbours on 18/01/2010 regarding the original proposal. A site notice was also erected on the 15/01/2010 for a period of 21 days (05/02/2010). No objections have been received.

6. POLICIES

Replacement Unitary Development Plan 2006

- 6.1 SD1 Quality of life
SD6 Amenity for occupiers and neighbours
SD8 Disturbance
SD9 Resources and energy
H1 New housing
H7 Lifetime homes and wheelchair housing
B1 General design principles
B6 Listed buildings
B7 Conservation areas
N2 Protecting open space
N5 Biodiversity
N8 Ancient woodlands and trees
T3 Pedestrians and cycling
T7 Off-street parking, city car clubs and city bike schemes
T8 Car-free housing and car capped housing
T9 Impact of parking
T12 Works affecting highways

Appendix 1 Noise and vibration thresholds

Other Relevant Planning Policies

6.2 PPG 15 Planning and the Historic Environment

Supplementary Planning Guidance

6.3 Camden Planning Guidance Highgate Conservation Area Appraisal and Management Plan (CAAM) adopted December 2007.

7 ASSESSMENT

7.1 The principal consideration material to the determination of this application are summarised as follows:

- Demolition of the unlisted building in the conservation area
- Principle of development and residential standards
- Acceptability of footprint, height, design of the new house and its impact on the conservation area, Hampstead Heath and the adjoining listed building
- Impact on private open space
- Impact on trees, landscaping and biodiversity
- Impact on residential amenity
- Energy and sustainability
- Transport

Background

7.2 The current application has been submitted following a previously approved scheme that was granted conservation area consent and planning permission for the demolition of the existing dwelling house and outbuildings and erection of a new 3 storey single family dwelling house (C3). The previous scheme involved a three storey dwelling house with two primary levels and an attic storey above in a very contemporary design idiom involving stone cladding. The replacement dwelling house had a larger footprint and was slightly higher than the existing house. The Council granted permission for this replacement house on the basis that its bulk and design was appropriate and had minimal impact on the character and appearance of the conservation area, the Heath and the private open space.

Proposal

7.3 The proposal differs from the previously consented scheme mainly in terms of the orientation, heights of individual floors, design and position of the new house within the site. These details would include:

- The plan form of building in terms of footprint has been reduced from 314 sq. m to 308 sq. m. In terms of the increase in footprint from the existing house this would represent a 9.6% increase. The approved scheme represented an increase in footprint of 11.6%.

- The set back of the front elevation of the building from the front boundary of the site has been reduced from 9m to 8.46m at ground floor level
- The first floor of the new house has been brought forward between 1.2m and 2.7m in comparison to the approved scheme. The parapet of the first floor roof of the current scheme has been reduced in height by 0.7m from the approved scheme.
- The second floor of the proposal has been brought forward from 7m to 3m from the parapet of the main roof on the west side of the house (facing the Ponds)
- The form and massing of the proposed dwellings has been revised from an angular building facing west to incorporate a curved design on the southern elevation of the building to orientate the principle rooms to the south towards Primrose Hill and Central London.
- In terms of materials the natural stone facing that was proposed as part of the previously approved scheme has been omitted. The windows would be changed from timber to bronze anodised aluminium
- Photovoltaic solar panels were proposed to be installed on the roof of the previously approved house. This has been removed from the current proposal as the applicant has confirmed that the payback term is excessively long (approximately 35 years) and would not be justifiable in energy terms.
- A decorative metallic sheet steel would be added to the garage doors and adjacent northern walls to form 'plinth' facing driveway.

Demolition

- 7.4 The principle of demolition of the existing house has already been accepted by the previous conservation area consent that was granted on 18/10/2007 and remains valid until October 2010. There has been no material change in circumstances since the determination of the application and the demolition of the building would be considered acceptable subject to an appropriate replacement.

Principle of development and residential standards

- 7.5 The replacement of the dwelling house by a new house is acceptable in principle. The new house would provide a large four bedroom family sized dwelling that meets the standards on size, layout and access to daylight, sunlight and natural ventilation as well as ample garden amenity space. A detailed Lifetime Homes statement has been submitted as part of the design and access statement confirmed that all the points would be achieved with the exception of criteria 6 - the 300mm clear space has not been achieved to the kitchen door. Given the size and layout of the kitchen this requirement could be easily achieved. An informative would be attached to encourage the applicant to comply with all Lifetime Homes standards.

Height, design and impact on the conservation area and the adjoining listed building

- 7.6 The proposal would be similar to the previously approved scheme in terms of the overall height, footprint, floorspace and width across the site. It is acknowledged that the first and second floor of the building would be repositioned closer to Millfield Lane than the previously approved scheme. The second (top) floor of the house would be set back approximately 4m from the parapet of the main roof on the west (front) side of the house which faces the heath (7m in the approved scheme) and approximately 6.5m from the parapet of the main roof on the south side of the house (facing towards Parliament Hill) (3m in the approved scheme). Whilst there is a change to the distribution of the massing of the building, the scheme has been designed to reduce the leading edge ridge heights of the first and second floors of the building to mitigate the building coming closer to the street. The bulk of the building is contained towards the middle and rear of the building that is set back from the site boundary. In terms of its visual mass the repositioned and additional areas of height would not be considered harmful to the character and appearance of the conservation area or the views from the Heath.
- 7.7 The proposal continues to advocate a contemporary idiom that was approved as part of the previous application. The proportion of glass to solid elements has been revised on the front elevation however this would not result in a more dominant façade fronting Millfield Lane and would be considered acceptable. The detailed design of the new dwelling would include materials that would be the same as the existing approved scheme however the natural limestone facing has been removed and the window frames would be bronze anodised aluminium rather than timber. The continued use of simple contemporary materials is considered acceptable. The details of all external facing materials including details of the windows, glazing, balustrading, doors, and boundary treatments would be requested by condition.
- 7.8 The proposals would involve works to the front boundary wall of the application site onto Millfield Lane. It is proposed to retain the existing cast iron railings and remove the lightweight timber fencing behind and replace it with a timber fence to match the existing. This would be considered acceptable and would not have a detrimental impact on the character and appearance of the conservation area.
- 7.9 The existing high black painted metal entrance gates measure 2.7m in height and 3.4m in width. The adjoining brick piers measure 2.7m in height. The replacement entrance gates would measure 4m in width. The brick piers would be rebuilt to a height of 2.4m. These works are considered to preserve the character and appearance of the conservation area.
- 7.10 The location of the new house would increase the separation distance between the northern side boundary of the property and the listed building at no. 38 Millfield Lane in comparison to the originally submitted scheme and the previously approved scheme. There would be separation distance of 3m between the northern side elevation of the building and the boundary with no. 38 and 7.8m between the rear elevation and side elevation of the listed building. Taking into consideration the separation distances between the two buildings and the fact that this distance has been increased between the original scheme and the revised proposal, the new

house would not be considered to have an adverse impact on the setting of the listed building.

- 7.11 A condition was attached to the previously approved scheme to remove the permitted development rights of the property to ensure that any extensions to the building could be controlled. This condition would still be considered relevant to this application and would therefore be attached as part of any planning permission.

Impact on Private Open Space

- 7.12 The UDP policy N2A states that permission will only be granted for development on private Open Space if it is development ancillary to a use taking place on the land. Furthermore development should be small in scale and not detract from the openness of the open space.
- 7.13 The policy is worded in such a manner that it does not take account of the fact that individual dwellings such as this one are covered by the open space designation. These properties and their gardens are not accessible to members of the public for general enjoyment or recreation and are used solely for residential purposes. It is considered that the replacement house is an appropriate use on this residential site and that its design and scale ensures that the overall character of the surrounding landscape is retained. It is considered that the development bordering the Heath as Public Open Space would not cause harm to its wholeness, appearance and setting, nor intrude on the public enjoyment of this open space.

Footprint

- 7.14 The proposed increase in footprint over the existing house is marginal at 9.6% and would represent a reduction in the footprint of to the previously approved scheme by 2%. Although the proposal would increase the footprint of new building in comparison to the existing house it would be marginally smaller than the recently approved scheme and its size would therefore be considered acceptable.

Bulk and mass

- 7.15 The Highgate CAAM describes the area as *“comprising a patchwork of building types and scales that are unified by their relationship to the landscape and vegetation. Merton Lane and Millfield Lane still have a rural feel due to their scale and relationship with the Heath”* (page 40). The scale, bulk and footprint of the surrounding properties are varied, and it is by virtue of this variety and the open nature of the surroundings, that Millfield Lane is distinctive in character.
- 7.16 The overall height, footprint, floorspace and width of the building would be similar to the previously approved scheme and its resultant bulk and size is not considered to have a detrimental impact on views from the surrounding conservation area and the heath. The current proposal would result in the leading edge of the first and second floors of the building being closer to the front boundary of the site than the approved scheme and the existing house. Additionally the single storey northern side elevation that comprises the family room would now be rendered rather than

glazed. Although there has been a change in the distribution of the massing of the building and repositioning of the elevations and plan form it is considered that these would not have a detrimental impact on the conservation area or the longer views from the heath.

- 7.17 It must be noted that permission has been granted for extensions on other sites which are within the same open space designation including Hill House, Millfield Lane in 2004 which lies to the north of the site (ref 2003/3483/P).

Impact on trees, landscaping and biodiversity

- 7.18 The proposal involves the removal of 10 trees. The removal of the trees has been agreed as part of the previously approved scheme (see planning history section). The trees to be removed are not considered to provide any particular amenity value and their contribution to the character of the area is limited. The loss of the trees can be mitigated by an appropriate planting scheme. A condition would be attached to require the submission of hard and soft landscaping details including a replacement planting scheme.
- 7.19 The proposals indicate a green roof (sedum) that would cover an area of 40 sq. m on the west side of the second floor of the new house. Following discussions with the Council the applicant has confirmed that, providing the roof could accommodate the build-up required for a brown roof, this would be provided. This is a welcomed feature that is considered to further assist in the mitigation for the modest increase in building footprint over the footprint of the existing house. A condition would be attached requiring the submission of details of the roof to be installed.
- 7.20 The plans indicate that the driveway would be resurfaced with a resin bonded aggregate. The open structure of the resin bound aggregate would provide a permeable surface that would ensure that nearby trees, shrubs and hedging would benefit from water seeping into the ground below the driveway. The permeable paving for the driveway would also reduce runoff and therefore reduce pressure on sewage systems. The details would be required to be submitted by condition.

Impact on residential amenity

- 7.21 The proposed dwelling is sited in a large, spacious plot and is surrounded by buildings in equally spacious plots. Its closest neighbours are at no. 34 Millfield Lane to the south and no. 38 Millfield Lane to the north. These properties are approximately 10m and 21m away from the proposed new dwelling respectively.
- 7.22 The overall size and height of the new house would remain similar to the previously approved scheme. The current proposal would however be located closer to the southern side boundary of the site with no. 34 Millfield Lane by 0.2m. It must be noted that there would be a modest reduction in the separation distance between the new house and the southern side boundary and the approved scheme. Taking this into consideration and the fact that there is a large side garden measuring approximately 21m between the shared boundary and the main building at no. 34 Millfield Lane, the proposal is not considered to have an adverse impact on the amenity of the adjoining property in terms of outlook, sunlight and daylight.

- 7.23 The proposed new house would be set away from the boundary with the adjoining listed building at no. 36 Millfield Lane by approximately 3m. Its relationship with the adjoining property would be improved as the separation distance from the northern boundary would be increased both in terms of the original scheme as part of this proposal and the recently approved scheme.
- 7.24 Due to the reorientation of the new dwellinghouse within the site it is proposed to install two windows that would serve two bedrooms at first floor level. These windows would be located approximately 14m from the shared boundary with no. 34. Views from these windows into the adjoining garden would be oblique and are not considered to have a detrimental impact on the amenity of the adjoining property in terms of overlooking. No window openings are proposed at second floor level on the southern side elevation.
- 7.25 A first floor window would be installed on the northern side elevation that would serve the staircase. There are window openings at first and second floor level in the northern side elevation of the existing dwellinghouse. Given that the window would not serve a habitable room the proposal would not create any additional overlooking to the adjoining property at no. 38 Millfield Lane.
- 7.26 There are external terrace areas at lower ground and ground floor level on the front elevation together with a large terrace area at second floor level and a small flat roof area leading from the master bathroom at first floor level. Given the location of the lower ground floor and ground floor front terrace area, no overlooking issues are raised by these areas. The front terrace area at second floor level would allow views over the front and side garden area of no. 34 Millfield Lane. This terrace area would be set back behind the front parapet wall by 1m, would be set back from the shared boundary with the adjoining property by 11.6m and the side elevation of no. 34 by 31m. Given the separation distances between this terrace area and the adjoining property, it is considered that this area would not have an adverse impact on the amenity of no. 34 in terms of overlooking or loss of privacy.
- 7.27 There is a small flat roof area on the first floor side elevation of the proposed dwellinghouse. It is triangular in shape and its depth is limited to 1.4m. It would be located approximately 4m from the shared boundary with no. 34. Given the awkward shape of the roof area and its restricted depth its use as a terrace would be limited. This is not considered to have an adverse impact on the amenity of no. 34 in terms of overlooking or loss of privacy.
- 7.28 There are three flat roof areas at second floor level. The agent has confirmed that they would not be used as roof terraces. In order to protect the residential amenity of neighbouring occupiers from overlooking, it is recommended that a condition is attached restricting the use of these areas as roof terraces.
- 7.29 In terms of noise issues, the applicant has submitted a full acoustic report in support of the application. The submitted report demonstrates that the proposed air conditioning unit and associated acoustic enclosure will comply with the Council's noise standards. A condition would be attached to ensure that this is the

case in order to maintain the residential amenity of the adjoining and nearby occupiers in the area.

Energy and sustainability

- 7.30 Policy SD9 seeks to ensure that developments conserve energy and resources. Given that the proposal does not constitute a development which would create five or more residential units, there is no statutory requirement for the applicant to submit a BREEAM assessment. However, all proposed developments are expected to incorporate sustainability principles. As such the applicant has included a sustainability statement as part of the design and assess statement that has been submitted providing details of sustainable strategies that would be incorporated within the design.

Reuse of materials from existing building

- 7.31 The existing building is of cavity brick and block construction with a concrete ground slab, timber trussed roof with natural slate cladding. Although the existing materials would not be reused on the elevations of the proposed dwellinghouse the agent has advised that a strategy would be followed to minimise waste from the construction, the amount of new materials required and associated transport costs. These would include the use of the crushed concrete from the existing building to be reused as binding for the new concrete ground slab; reuse of the natural york stone paving slabs in the new external terrace to the south elevation; and natural slates and copper roofing will be removed and sold for architectural salvage. These measures are welcomed and would enhance the sustainability credentials of the proposal.

Energy efficiency

- 7.32 The new building would be constructed to exceed 25% improvement beyond the requirements of the Building Regulations in terms of its energy efficiency. This would be achieved through the following measures:
- use of windows that have solar control glass as a component of the double glazing, a Class A rated condensing system boiler,
 - underfloor heating, installation of a domestic water supply system that will be closed system using the mains water pressure to pressurise the system thereby removing the need for additional pumps,
 - comfort cooling would be provided by a number of individual fan coil units that may also be used with heat pumps to top up the background heating provided by the underfloor heating and radiators when necessary.
- These measures are welcomed.

Grey water collection

- 7.33 Rainwater run-off from the roofs and areas of hard standing would be collected and stored in an underground storage tank. This would then be recycled through an irrigation system for the garden. This is welcomed and would add to the overall sustainability credentials of the proposal.

Green/brown roofs

- 7.34 The proposal, as outlined in the trees, landscaping and biodiversity section, incorporates the provision of a green roof, which is welcomed. However, the applicants have been encouraged to explore the possibility of introducing a brown roof, using any aggregates from the site. These roofs are preferable as they encourage greater biodiversity than the standard sedum roof type. An informative would be attached to encourage the applicant to explore the installation of a brown roof and a condition is recommended requesting the full details of the green/brown roof.
- 7.35 The use of other flat roof areas at second floor level to incorporate brown roofs was explored, particularly the area above the family room. It was advised that this roof area would be more difficult to access safely as it would be at different levels to the second floor roof terrace however this could be explored further. An informative would be attached to encourage the applicant to explore the installation of brown roofs on other flat roof areas (as suggested in paragraph 6.34).

Resurfaced driveway

- 7.36 As outlined in the trees, landscaping and biodiversity section, the existing driveway would be resurfaced with "Sureset" porous resin bounded aggregate. This is welcomed as the permeable paving for the driveway would reduce runoff and therefore reduce pressure on sewage systems.

Transport

Cycle parking

- 7.37 UDP policy T3 requires development to sufficiently provide for the needs of cyclists, which includes cycle parking and UDP policy T7 states development must comply with Camden Parking standards. Camden's Parking Standards for cycles (*Appendix 6 of the Unitary Development Plan*), states that 1 storage or parking space is required per residential unit. The proposal is for 1 residential unit; therefore 1 cycle storage/parking space is required. The applicant has not included provision for the required amount of cycle storage/parking in the proposed design. However, the proposals are for a large single dwelling house with ground floor access and a bicycle can easily be stored within it if required, and therefore Camden's parking standards for cycles would be met.

Off-street parking

- 7.38 There is currently space to park five cars on the site, and the proposed layout also allows more than one car to be parked. Although this would be more than the 1 space per unit permitted as per UDP policy T7, it is acceptable as it is no worse than the existing situation. Furthermore, it is not considered appropriate to make the development car-free or car-capped owing to there being no increase in the number of residential units at the site.

Construction management plan (CMP)

- 7.39 Access to the site is restricted by the narrowness of Millfield Lane and any occupation of Millfield Lane by construction activity could easily restrict access. The area is also particularly sensitive to construction traffic at present, due to the cumulative impact of the current redevelopment of several large houses in this area. A Construction Management Plan (CMP), outlining how construction work will be carried out (and how this will be serviced) is considered to be necessary in this instance. The terms of the CMP would be required to be adhered to during demolition and construction works in order to minimise traffic disruption and avoid dangerous situations for pedestrians and other road users.
- 7.40 It must be noted that the site has a substantial front forecourt area which larger vehicles can drive into and out of and where materials and skips can be stored. A draft CMP has been submitted by the applicant together with an email dated 2nd March 2010 to explain what measures would be taken to ensure that the interests of highway safety and the amenities of the local area would be safeguarded. The details include the following:
- The size of delivery vehicles has been discussed and it has been agreed that smaller vehicles will be used that can enter the site
 - The contractor will commit to manage deliveries to avoid more than one vehicle arriving at once at the site
 - Management of the access and egress of the construction vehicle movements associated with the development into the site will be guided by a banksman, who will also ensure pedestrian safety
 - Construction workers will be encouraged to travel to and from the site by public transport
- 7.41 The CMP does not include agreed routes for construction vehicles to take as this relates to controlling matters outside the application site. It is considered that, given the likely intensity of construction work and the frequency of vehicles to and from the site are such that routes taken on the public highway do not need to be controlled.
- 7.42 Given that the building activities, including deliveries, loading, unloading and the storage of materials and plant can take place from within the site it is considered that the criteria included in the CMP would be required to be submitted and agreed by the Council through the attachment of conditions.
- 7.43 No objections have been raised by Transport Planning regarding this information subject to the appropriate condition being attached regarding the submission of the details of the CMP.

8. **CONCLUSION**

- 8.1 In respect to the demolition of the existing building and its replacement with a modern house these principles have been established by the existing planning permission (ref 2007/2358/P and 2007/2361/C).

- 8.2 The general design approach of the replacement building including its bulk, height, modulation and footprint remains broadly the same as the approved scheme and would not have a significant impact on the buildings' contribution to the character or appearance of the Highgate Conservation Area or to the setting of Hampstead Heath. A condition would be attached seeking details of all external facing materials to ensure that the detailed design is of a high quality. The contribution that the private garden makes to the private open space designation is not considered to change significantly as a result of the replacement scheme. In terms of impact on residential amenity the proposal is considered acceptable. The proposed landscaping is considered acceptable in principle as it would assist in preserving the streetscene. The details of the replacement trees and hard and soft landscaping would be required by condition. A detailed CMP would be required to be submitted by condition. In conclusion the proposals are considered acceptable subject to conditions.

9. **LEGAL COMMENTS**

- 9.1 Members are referred to the note from the Legal Division at the start of the Agenda.

10 **RECOMMENDATION**

- 10.1 Planning Permission and Conservation Area Consent are recommended for approval subject to conditions.