

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/10/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Jamie Forsman				2009/4041/P 2009/2431/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
38 Millfield Lane, London, N6 6JB				Please refer to draft 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>							
Internal and external works to include repairs to internal wall and ceiling finishes, modification to glass roof gutter, alterations to drainage to front canopy roof and the installation of an air conditioning unit to ground floor rear conservatory, of existing dwelling.							
<b>Recommendation(s):</b>		A) Grant Planning Permission B) Grant Listed Building Consent					
<b>Application Type:</b>		Full Planning Permission Listed Building Consent					
<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>02</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was erected on the 02/09/2009 and the consultation period expired on the 23/09/2009. No responses were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<b>Highgate CAAC</b> comment that neighbours views, particularly on the proposed a/c unit, should be sought.					

## Site Description

The application site is located in the Highgate Village Conservation Area and comprises a grade II listed building which was constructed in 1969 and designed by Phillip Pank the properties former owner. The building has load-bearing hand-made grey-brown Flintshire brick walls, with a reinforced concrete slab floor for the upper storey. Windows and exterior doors are of uille. The house has lead fascias, and joinery is of purpose-made British Columbian pine throughout.

It is detached two-storey house of a rectangular plan, with a rectangular staff flat and double garage adjoining, but not connecting, at the rear. The house is set at the back of the garden, and addresses the garden, the street and Hampstead Heath beyond. The land falls from back to front beneath the house, so that the first floor is stepped back above the ground floor, which is partly built into the bank. The main access is via a protruding pod, containing entrance hall and cloakroom, at the rear of the house at first floor level, with a smaller door to its right leading directly to the kitchen. This level is reached by the inclining drive running along the west edge of the site and an external stair between house and garage/flat. The living accommodation is at first floor level. The rooms interconnect and are split into a dining room and kitchen to the west, and a large living room to the east, with the internal stair between. The dining room and living room face south on to the garden and have access on to the wide terrace which runs the full length of the house. The separate one-storey staff flat above the garage is accessed by an external stair on its west side. It has a kitchen and living room at the front, bathroom, store and bedroom at the back. The east wall of the flat and north wall of the house enclose a small sloping garden. The glass conservatory adjoins the east wall of the flat and allows for access to the properties rear garden area.

The surrounding area is residential in character with large detached dwellings on generous size plots emphasising the relative affluence of the locality. Other grade II listed buildings include Millfield Cottage and No 5 Millfield Lane, however an eclectic mix of architectural styles are visible from the street scene.

## Relevant History

none

## Relevant policies

### **London Borough of Camden 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

N8 – Ancient woodlands and trees

### **Camden Planning Guidance 2006**

### **Highgate Village Conservation Area Statement**

### **Planning Policy Guidance 15: Planning and the Historic Environment**

## Assessment

### 1.0 Introduction

- 1.1 Planning permission and listed building consent is sought for a number of internal and external alterations, principally to address flaws in rainwater goods which are being reconstructed to a slightly modified design to address rainwater ingress. On site observations revealed that rainwater ingress was most prevalent on the ground floor level due to seepage from the roof terrace above. It should also be noted that the repairs and alterations which form the basis of this application are already underway and a temporary roof has been erected over the work areas in order to protect all parts of the building affected by the works. The proposal includes a comprehensive list of repairs following extensive discussions with the Councils Conservation Officer and is outlined in detail on the application plans and the remedial works specification document which were submitted as part of the application
- 1.2 Internal repairs and/or repainting will be undertaken to 3 of the bedrooms, the office, pool room and the upper entrance lobby. This will require the removal of existing plasterboard lining and installation of new composite wall lining to full area of affected walls and ceilings. A new renovation plaster is to be applied and the external surfaces are to be finished to match existing.
- 1.3 Alterations to drainage to front canopy roof incorporating the addition a new waterproof membrane and installation of new plywood lining and lead capping to provide for improved weather proofing. Existing weatherboard is to be removed where applicable and reinstated once the water proof membrane has been installed.
- 1.4 Modification to glass roof gutter over the main entrance includes the installation of a new stainless steel rainwater pipe and cover plate. A new water proofing membrane will be applied to facing brickwork above entrance area.
- 1.5 Modifications and improvements to the roof terrace drainage require the removal of the existing waterproofing membrane and drainage channels. This will be replaced by a new thermal insulation layer, water proof membrane and modified stainless steel drainage channels. New ceramic tiles will be laid on the general terrace area and on the terrace perimeter.
- 1.6 New paving will be laid on the drive area next to the main entrance door. The will require minor excavation and installation of new concrete block work paving.
- 1.7 The proposal includes the installation of an air conditioning unit to the ground floor conservatory to provide for improved temperature control during the summer months. A noise assessment has been submitted and subsequently assessed by the Councils Environmental Health Department.

### 2.0 Design

- 2.1 Subject to further discussions with the Council's Conservation and Design Officer, it is considered that the proposed internal and external alterations and repairs are sympathetic to the historic fabric of the grade II listed building and primarily seek to remediate the effects of rainwater ingress into the building and improve existing drainage systems. From a design viewpoint the material change to the building's external appearance is not considered to be significant with only minor variations to external cladding and surfaces resulting from new lead capping to fascias and the addition of lead flashings on ground floor bedroom windows. It is also clear that the proposal aims to maximise the retention of original materials or where possible accommodate like for like replacement where damage has occurred or improvements are required. The proposal has benefited from extensive pre-application discussions with Council officers and is considered to satisfy relevant adopted design policies subject to the imposition of standard planning and listed building consent conditions.
- 2.3 The air-conditioning unit will be located on the rear brick wall of the conservatory. Condensate will be directed to a floor mounted external unit situated adjoining the rear elevation of the staff/flat accommodation. This element of the proposal is a discreet addition not visible from the public

realm and is therefore not considered to harm the historic interest of the grade II listed building nor character of the conservation area.

### **3.0 Amenity**

- 3.1 The proposal does not result in any changes to the dwelling's bulk or location as the application is for minor repairs and alterations only. There are no anticipated impacts on neighbouring occupiers in terms of outlook, overlooking/privacy or sunlight/daylight issues.
- 3.2 The proposed condenser unit will be situated approximately 15 metres from the nearest noise sensitive window situated at Westfield Apartments located beyond the application sites rear boundary. The Council's Environmental Health officer has viewed the submitted acoustic report and is satisfied with it subject to the acoustic consultant's recommendation of installation of an acoustic timber enclosure to reduce noise levels by 10dB(A) and to ensure the Council's standard noise levels are met. The officer has recommended that standard noise mitigation conditions be imposed should planning permission be granted.

### **4 Recommendation**

- 4.1 Grant Planning Permission
- 4.2 Grant Listed Building Consent

### **Disclaimer**

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