

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>25/08/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>19/08/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				2009/2666/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
107 Swain's Lane Highgate London N6 6PJ				See 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>							
Demolition of existing single storey rear conservatories and erection of a single storey rear extension and associated alterations to residential dwelling (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission subject to conditions					
<b>Application Type:</b>		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	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		None received					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received					

## Site Description

The application site is located on the west side of Swain's Lane in close proximity with the junction of Bisham Gardens to the east and South Grove to the north of the site. It comprises a two storey building that was constructed in the 1980's. It was originally constructed as two separate dwellings. The existing building is occupied as a single family dwelling.

To the north of the site is the United Reformed Church that is a Grade II listed building. To the west of the site is the garden of no. 14 South Grove while abutting a high flank wall to the south is the modern terrace and gardens of 7 dwellings at nos. 91-103 Swain's Lane. To the southeast is an electricity sub-station.

The building is not listed but the site is within Highgate Conservation Area.

## Relevant History

07/01/1993 - Planning permission was **granted** for the redevelopment of the site of 107 and the derelict church buildings to the rear by the erection of two three storey houses associated parking for four vehicles and the formation of vehicular means of access to the highway. Condition 4 of the permission required the removal of the permitted development rights of the properties to prevent overdevelopment of the site and safeguard the amenities of the surrounding properties.

13/11/2000 – Planning permission was **granted** for the erection of conservatory and new external stair to rear, new plant room to front of building together with alterations to front boundary wall (ref no: PEX0000508).

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 Amenity of neighbouring occupiers; B1 General design principles; B3 Alterations and extensions; B6 Listed buildings; B7 Conservation areas.

### Camden Planning Guidance 2006

Conservation areas; Daylight and sunlight; Extensions, alterations and conservatories; Listed buildings; Overlooking and privacy.

Highgate Conservation Area Statement (CAS)

## Assessment

Planning permission is sought for the demolition of existing single storey rear conservatories and erection of a single storey rear extension and associated alterations to residential dwelling (Class C3).

There are two single storey rear conservatories that were constructed as part of the original houses when they were two separate dwellings. It is proposed to remove the conservatories and construct a new single storey extension to the southern part of the building. It would measure 6.8m (length) by 3.3m (depth) by 3.1m (height). The extension would be contemporary in its design using metal sheet cladding and full height double glazed sliding doors. The roof would be flat and would be constructed of double glazed panels supported by multiple thin metal beams that would act as louvers to reduce the solar gain and glare. The louvers would be concealed behind the metal cladding.

It is also proposed to remove the conservatory to the north part of the building. It is proposed to incorporate similar metal cladding and full height sliding doors as the proposed conservatory. However this would be incorporated within the rear façade of the building itself. This would result in the removal of a door and window on the ground floor facade of the building.

An external metal staircase on the rear elevation of the building would be removed as part of the proposal.

The main issues to be considered as part of the proposal include

- Design
- Impact on the character and appearance of the conservation area
- Setting of a listed building
- Amenity

### Design

The proposed conservatory would extend across part of the southern rear façade of the building. It would occupy a similar foot print to the existing conservatory but its depth would be increased by 170mm. The overall height of the extension would be contained below the sills of the first floor windows. This is lower than the existing pitched roof element of the conservatory that currently obscures the lower part of the first floor window on the rear elevation. The relationship with the fenestration on the main building will therefore be improved. The use of full height glass doors would ensure that the extension would be lightweight in its appearance and would retain the views of the upper floors of the rear elevation of the host building.

The removal of the smaller conservatory and replacement with glazed sliding doors in a metal frame would be considered to have a limited impact on the character and appearance of the building and would not be considered contentious. Enough of the ground floor of the building will be retained in order to give it a visual base.

### Impact on the character and appearance of the conservation area

The proposed extension would not be visible from the street scene and would preserve the character and appearance of the conservation area.

### Setting of a listed building

The United Reformed Church is a Grade II listed building. The application site abuts the rear elevation of the Church. The new extension would not extend any closer to the Church than the existing conservatory. The proposal would not have an adverse impact on the setting of the neighbouring listed Church building and would be considered acceptable.

### Amenity

The closest residential properties that would be affected by the proposal would be located approximately 19m to the south of the site at nos. 91-103 Swain's Lane. The views of the new conservatory would be mainly screened by the existing boundary wall that separates the application site from the adjoining plot of land that has a electricity sub-station on the eastern part of the site. Given the restricted views of the proposed conservatory and the separation distance between the site and the properties at nos. 91-103 Swain's Lane the proposal would not have an adverse impact on the amenity of the adjoining properties in terms of outlook, daylight, sunlight and overlooking.

### Conclusion

The proposal would be considered acceptable in terms of its design, impact on the character and appearance of the conservation area, setting on the United reformed Church that is a Grade II listed building and the amenity of the adjoining residents and would be recommended for approval subject to conditions.

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