

Delegated Report		Analysis sheet		Expiry Date:	10/04/2009
		N/A / attached		Consultation Expiry Date:	01/04/2009
Officer			Application Number(s)		
Elizabeth Beaumont			2009/0097/P		
Application Address			Drawing Numbers		
22 Hillway London N6 6QA			Please refer to decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single-storey uPVC conservatory extension at rear of dwelling house.					
Recommendation(s):		Refuse			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice						
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	02	No. of responses	09	No. of objections	07	
			No. electronic	00			
Summary of consultation responses:	<u>Site notice expired on 01/04/2009</u>						
	Letters of objection received from the following addresses; 7 Langbourne Avenue, 10 Langbourne Avenue, 14 Langbourne Avenue, 33 Langbourne Avenue, 3 Hillway, 20 Hillway, 31 Hillway. One objection had no address.						
	<u>Scale of the conservatory</u> <ul style="list-style-type: none">• Inappropriate scale for the conservation area.• The proposal would be obstructive and out of keeping.• It would diminish the green and special nature of the conservation area and the principles of Holly Lodge Estate.						
	<u>Impact on Conservation Area</u> <ul style="list-style-type: none">• It will be detrimental to the harmony between the garden and the house of 22 Hillway, as well as to the harmony with the back of the houses.• Holly Lodge Estate Conservation Area Statement states 'development within gardens that require planning permission is likely to be unacceptable.• The Conservation area statement has been extensively consulted on and holds significant weight.• The more development in the conservation area the less there will be to conserve. There are too many developments in the area• People who wish to have much bigger properties should buy and build elsewhere otherwise the character of this estate will be lost.						
	<u>Attractiveness of area</u> <ul style="list-style-type: none">• The development does not seek to improve the attractiveness of an area and harms it appearance and amenity.• The proposal would not preserve or enhance the special character of the area. People choose to live because of the outstanding natural outlook.						
	<u>Amenity Issues</u> <ul style="list-style-type: none">• Blocks the view up-hill from the rear garden due to the height of the conservatory and steepness of estate.• Prominent structure at a very close distance to the neighbouring fence.• Concerns the development will be obstructive and over-bearing for the neighbours. .• Because of the steepness of Hillway the proposed height of the conservatory (34728mm above floor level) is excessive when expresses as a height above the terrace at 20 Hillway.• Negative impact on amenity contrary to Policy SD6.						
	<u>Tree Issues</u> <ul style="list-style-type: none">• Concerns over the impact of a flowering tree in close proximity to the conservatory.• Tree may be mature enough to be protected in a conservation area.						
	CAAC comments:	<u>Holly Lodge CAAC</u> – the height of the proposed construction is excess and would create an overbearing feature for the immediate neighbours. It would be visible from many other properties and would be detrimental to the characters and appearance of the conservation area. The height is accentuated by the sloping topography of the vicinity. The tree of the east end of the proposed conservatory may be damaged – this should be investigated.					

Site Description

The site is located on the east side of Hillway in between Langbourne Mansions and Bromwich Avenue. The site comprises a semi-detached two storey single family dwelling house with loft conversion in use as a single family dwelling house. The buildings on the north side of the road are above road level and those to the south are below. The building is located in the Holly Lodge Conservation Area but is not listed.

Relevant History

14/08/2008 – p.p. **granted (2008/2307/P)** for the erection of a side and rear dormer window and installation of a front and side roof lights to single dwelling house (Class C3).

Relevant policies

Camden UDP (2006)

SD8 (Amenity for occupiers and neighbours)

B1 (General design principles)

B3 (Alterations and extensions)

B7 (Conservation areas)

Camden planning guidance (2006)

Holly Lodge Conservation Area Statement 1992 (DRAFT)

Assessment

Proposal

Permission is sought for the erection of a single storey white uPVC conservatory in the rear garden of the property following the demolition of an existing lean-to extension with slate roof. The conservatory would be installed along the border with No. 20 Hillway measuring 3.7m deep, 2.9m wide and 4.1m at the highest point sloping to 3.2m. The side elevation of the conservatory would be obscure glazed.

Design

The property is built on a slope with each property accordingly set down along the slope. The internal floor level of the ground floor is 1.1m above ground level. The result is the conservatory appears overly high to compensate for the variation in floor levels. This neighbouring property is set down lower than No.22 and the conservatory would appear even higher and more dominant on the landscape. In the context of the site the conservatory is not considered acceptable.

The draft Holly Lodge Conservation Area Statement specifies that new developments should respect the built form and historical context of the area, local views as well as existing features such as building lines and architectural characteristics. Within this segment of street the original building line has been largely maintained. The proposed conservatory would extend beyond this line altering the existing pattern. The Conservation Area Statement specifies that extensions should be in harmony with the original form and character of the house. This proposal would be obtrusive and adversely affect the character of the building and character and appearance of the wider conservation area.

The conservatory would be constructed from uPVC. The use of this material in a development of this nature is considered inappropriate. The use of the material creates an overall bulky appearance which is emphasised by the roof crest and finial. The detailing is foreign to the simple design and style of the existing house. The existing windows have been replaced with uPVC windows under permitted development rights however it is considered that the use of uPVC in the rear addition compared to a more traditional material such as timber would serve to further erode the character of the existing building and should therefore be discouraged.

The conservatory is considered to be an inappropriate addition which would dominate the rear elevation of the existing building in terms of its size, scale and position. The development would have a negative impact on the character of the building and the character and appearance of the conservation area.

Amenity

A desktop study was undertaken to assess the impact of the conservatory on the neighbouring occupiers. It is considered that the development would not have a significant impact on the amenity of neighbouring residents in terms of loss of sunlight/daylight levels or overshadowing. The side elevation would be obscure glazed therefore the development would not cause a loss of amenity in terms of privacy/overlooking.

Tree

The tree within the garden of the property is a small flowering bush which is not considered to fall under planning control.

Recommendation: Refuse planning permission

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