

Delegated Report	Analysis sheet	Expiry Date:	01/02/2008
	N/A / attached	Consultation Expiry Date:	07/02/08

Officer	Application Number(s)
Katrina Christoforou	2007/5348/P

Application Address	Drawing Numbers
Flat 10 West Hill Court Millfield Lane London N6 6JJ	See decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Enclosure of the existing terrace area at fourth floor level to provide additional residential floorspace to the flat.

Recommendation(s):	Grant planning permission
Application Type:	Full Planning Permission
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations						
Adjoining Occupiers:	No. notified	01	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:						
CAAC/Local groups* comments: *Please Specify						

Site Description
The residential art deco block to which this application relates contains flats 1-10 West Hill Court, with flat 10 occupying the top (fourth) floor of the property. The site is within the Highgate Village Conservation Area.

Relevant History
None

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6- Amenity for occupiers and neighbours

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

Camden Planning Guidance 2006

Assessment

The proposal is to enclose the existing terrace area to provide additional internal living space to the residential flat.

The flat benefits from a fairly sizable private terrace to the north and west overlooking Highgate Ponds. The other terrace to be enclosed is accessed through a single door on the west elevation. A section of the terrace 2.2m deep and 7m in length surrounding the doorway is partially enclosed by a rendered wing with large glazed window and the external wall of the existing bedroom with a glazed roof above. The proposal is for this area to be enclosed with a new white render wall (to match existing) and powder coated aluminium and sliding glazed doors. The existing kitchen wall would be removed to open the room out into the new space. The glazed roof, which is in a poor state of repair, would be replaced and the external window in the wing would be in-filled. The increase in internal living space would be 15.4m².

The proposed extension matches the existing in terms of the render and the proposed doors are considered to be of an appropriate style in relation to the character of the host building. The sheltered terrace space is already enclosed on all sides but one and from above, the change to the overall appearance would therefore be minimal and no additional bulk or height would be added. The extension would only be visible at a distance from Highgate ponds and the given the acceptable design it would not harm the character and appearance of the host building or the conservation area.

The new glazed doors would look out onto the existing terrace and to the public open space behind. The proposal would not therefore overlook any other properties or habitable rooms, implying that there will be no impact on the amenity of neighbours.

The remaining terrace area is considered to provide adequate external amenity space in association with the residential flat.

Recommendation:

The proposal is considered to be compliant with policy and the application is therefore recommended for approval.

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