

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	19/05/2006
		N/A / attached		<b>Consultation Expiry Date:</b>	24/04/2006
<b>Officer</b>			<b>Application Number(s)</b>		
John Carter			2006/1169/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
96 Highgate West Hill London N6 6NR					
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>
<b>Proposal(s)</b>					
Side roof extension and rear dormer window and installation of roof lights.					
<b>Recommendation(s):</b>		Refuse Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	01
Summary of consultation responses:	None					
CAAC/Local groups* comments: Holly Lodge CAAC	<p><u>Holly Lodge CAAC Comment</u> The rear roof dormer is excessive; its roof is level with the top of the main roof as seen from the north elevation.</p> <p><u>Officer's Response</u> <i>The applicant has provided amended plan that show a reduction in the size of the side roof extension. It is considered however that this element of the proposal remains too large and should be resisted. The rear dormer is considered acceptable (see main report)</i></p> <p><u>Holly Lodge CAAC Comment</u> The new pitched roof at east end with glazed windows, unless permanently closed is likely to overlook neighbours.</p> <p><u>Officer's Response</u> <i>The applicant has amended the design of the rear dormer window. It is not considered that given the separation distances between No.96 Highgate West Hill and the closest dwelling to the rear that this window would lead to an unreasonable level of overlooking over the surrounding dwellings.</i></p> <p><u>Holly Lodge CAAC Comment</u> The velux windows will overlook the neighbours and should be of frosted glass.</p> <p><u>Officer's Response</u> <i>It is not considered that the proposed velux windows would lead to an unreasonable level of overlooking over the surrounding dwellings due to their location within the roof plane and the layout of the surrounding development.</i></p>					

### Site Description

No 96 Highgate West Hill is a two storey semi-detached dwelling located on the eastern side of Highgate West Hill and is within the Holly Lodge Estate Conservation Area. The dwelling currently retains its original roofline. The dwelling has a large front setback and a large rear garden.

### Relevant History

None

### Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

#### UPD – 2000

- EN1 – General environmental protection and improvement
- EN13 – Design of new development
- EN14 – Setting of new development
- EN19 – Amenity for occupiers & neighbours
- EN21 – Alterations to existing buildings
- EN24 – Roof alterations and extensions
- EN31 – Character and appearance of conservation areas

#### RDD –2004

- B1 – General design principles
- B3 – Alterations and extensions
- B7 – Conservation Areas
- SD6 – Amenity for occupiers and neighbours

#### SPG – 2000

Section 2.8 Roofs and terraces

#### Holly Lodge Conservation Area Statement

HL23

HL24

## Assessment

The proposed works are associated with the conversion of the loft space into habitable accommodation. Following discussions with the Planning Officer the application has been amended from that initially proposed. The amended application received on the 12 May 2006, contains the following elements.

- The proposed extension on the northern side involves raising the roof between the two chimneys. The extension is 5.8m in length, a maximum of 2.85m in height from the existing gutter level and has a part flat, part pitched roof. This extension extends to the edge of the roof and will contain a kitchen, a bathroom and access stairs. Two new flanking windows facing No.95 Highgate West Hill are also proposed to allow sunlight access to the new stairs.
- The proposed rear dormer extends 2.25m out from the roof 0.3m below the ridgeline. Vertical cheeks have been added to the amended dormer window, which has a maximum width of 3.0m.
- Four new 'conservation style' velux roof lights are proposed

The key issues that need to be addressed in this report are whether the design of the extensions are acceptable and whether there are any adverse effects on the adjoining neighbours in terms of loss of privacy or overshadowing.

### Design and Conservation Area Issues

The dwelling forms part of a group of dwellings that have been identified as having a particular character forming part of the Holly Lodge Estate Conservation Area. This group of dwellings along Highgate West Hill contain aspects of the design principles found within the estate as a whole, including scale, simplicity of building types, tall chimneystacks and hipped roofs. These features help to reduce the visual impact of the dwellings. While the concept of loft conversions within these properties is acceptable and has been undertaken on a number of properties, an assessment needs to be undertaken to ensure that any development does not affect the overall character of the dwelling and of the surrounding Conservation Area. The introduction of inappropriate bulk and massing would be of particular concern.

The proposed roof extension on the north side of the dwelling will be detrimental to the appearance of the dwelling, in particular when viewed from Highgate West Hill, as it presents a form of development out of keeping with, and adverse to the symmetry of the surrounding dwellings. It is noted that some of the surrounding dwellings do have extensions to the side of their roofs, these are however of a far more limited scale to the development considered as part of this application. Overall, it is considered that the proposal would have an inappropriate bulk and mass out of character with the existing dwelling and the surrounding Conservation Area.

The proposed revised rear dormer window is considered to be subordinate to the original roof form and consistent with the pattern of the surrounding dwellings and the wider Conservation Area. The rear dormer therefore would be considered to be acceptable.

Four velux roof lights and two large flanking windows are proposed as part of the application. While these features are not consistent with the design of the original dwelling, given their size and location on balance they are considered to be acceptable.

### Affect of the proposal on the adjoining neighbours.

It is not considered that the proposed development would adversely affect the adjoining neighbours No. 95 and No.97 Highgate West Hill in terms of increased overshadowing or loss of privacy. Although the proposal includes a large flanking windows facing No. 95 Highgate West Hill, and there is increased bulk on this boundary no habitable areas will be affected by the development.

It is not considered that the rear dormer window or the proposed new velux windows would lead to an unreasonable level of overlooking, due to the size and location of the proposed fenestration and the distance between the adjoining dwellings (35m between the No.96 Highgate West Hill and the closest dwelling to the rear).

Refusal is recommended

**Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*