

Delegated Report		Analysis sheet		Expiry Date:		25/07/2007	
		N/A / attached		Consultation Expiry Date:		10.7.07	
Officer				Application Number(s)			
Miss Kiran Chauhan				1. 2007/1212/P 2. 2007/1215/L			
Application Address				Drawing Numbers			
83 Highgate West Hill London N6 6LU				See decision.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<ol style="list-style-type: none"> Demolition and replacement of existing side extension plus further excavation of basement underneath, replacement of front and rear dormer windows with new ones, insertion of new front pool and entrance canopy and part raising of front brick wall to single family dwelling house (C3). Demolition and replacement of existing side extension plus further excavation of basement underneath, replacement of front and rear dormer windows with new ones, insertion of new front pool and entrance canopy, part raising of front brick wall and internal alterations to single family dwelling house (C3). 							
Recommendation(s):		Grant both.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice also displayed.					
CAAC/Local groups* comments: *Please Specify		Highgate CAAC: No objection. Highgate Society: No response.					

Site Description

3 storey plus basement single family dwellinghouse with single storey side addition. Building is Grade II listed and lies in the Highgate Conservation Area. The site lies in an archaeological priority area.

Relevant History

None relevant.

Relevant policies

SD6, B1, B3, B6, B7, B8
Highgate CAS
Camden Planning Guidance

Assessment

The proposal is seeking permission for the demolition and replacement of the existing side extension with an extended basement, an infill conservatory to rear, replacement of a rear dormer window with two new rear dormers and replacement of two front dormers with two new ones. A pool is to be inserted in the front courtyard and a new entrance canopy is proposed to replace the existing. The front boundary wall is also proposed to be extended in part. A series of internal alterations are also proposed.

Revised drawings: Revised drawings were requested to revise the design of the side extension, to replace the solid rear extension with a conservatory and to retain all existing features of interest in the original historic part of the house. The majority of alterations to the front boundary wall were also deleted.

The main issues are the impact on the architectural and historic interest of the building, impact on the character and appearance of the conservation area and the impact on residential amenity.

Demolition of existing side addition and replacement with new side extension with extended basement

No objection is raised to the demolition of the side addition; it is a later addition to the building and therefore not original. The footprint and height of the replacement extension is similar to that of the existing and therefore no new neighbour amenity issues are raised. New rooms are to be created below it at basement level and therefore the extension will look taller than the existing at the rear but its overall relationship to the main building is still considered to be subservient. Its design, use of materials and windows will all compliment the main house and is considered acceptable. An archaeological condition will be attached by condition as the site lies in an archaeological priority area.

Conservatory to rear

The existing building contains a thick, obtrusive slab of concrete projecting from the rear wall at ground floor to act as a terrace. The slab is considered to harm the appearance of the building and it reduces the ability to read the original rear wall of the house. Replacing the slab with a lightweight totally glazed conservatory is considered to improve the appearance of the building. The glazed conservatory will be seen as modern intervention and will allow the rear façade to be more easily recognised. The rear basement openings are to be single door openings. The existing non original doors will be removed to make way for new ones. This conservatory will not impact upon neighbouring residential amenity.

New rear dormers

The whole of the second floor (top floor) is not original to the house. The removal of the existing dormer and insertion of two new dormers is therefore acceptable in principle. The dormers are of acceptable proportions and design and line up with the remainder of the windows on the lower floors well. They are considered to be an improvement over the existing in terms of scale and size.

New front dormers

There are two existing front dormer windows comprising of a door and triangular window. These are also to be replaced and this is acceptable in principle for the reasons outlined above. The proposed new dormers will be of similar height to the existing and will have a similar relationship with the roof. Their height does exceed the height of the ridge of the house but given that one of the existing dormers does this, no objection is raised. They will not be seen from street level as they are well set back from the front of the house.

New front impluvium

A new pool is proposed to the front courtyard. This will be virtually hidden from the streetscene. It is of small depth and does not raise any conservation/listed building/amenity issues.

Front boundary wall

A portion of existing railings on top of the boundary wall are to be replaced with brickwork. This is acceptable as the height will not exceed the height of boundary walls further up along Highgate West Hill. The brickwork is proposed to be rendered – render is objectionable and the brickwork should be left exposed so that it matches the existing boundary wall.

Front courtyard canopy

The existing canopy is to be removed and replaced with a continuous canopy that runs around all 3 walls of the courtyard

and slopes towards the pool. This element will not be visible externally. The new canopy is larger but it does not impact on the special interest of the building in any way and does not significantly encroach upon the openness of the entrance to the house. Materials are slate to match existing.

Internal alterations

Internal alterations are proposed at basement, ground and second floor level. These do not compromise the plan form of the building and are minor in nature.

The scheme is considered to comply with policies SD6, B1, B3, B6 and B7 of the UDP. The scheme would not compromise the character and appearance of the conservation area or the special architectural and historic interest of the grade II listed building. In addition to the conditions required above, conditions will be attached requiring detailed drawings of the conservatory, new external doors and details of the materials for the new roof for the side extension.

Recommendation: Grant both.