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| Delegated Report (Members' Briefing) | | Analysis sheet | | Expiry Date: | | 03/11/2006 | |
| | | N/A / attached | | Consultation Expiry Date: | | 13/10/2006 | |
| Officer | | | | Application Number(s) | | | |
| Grant Leggett | | | | 2006/3903/P 2006/3904/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| 13 Highgate West Hill London N6 6JR | | | | Site location plan; 5647/11; 03; 17 Rev B; 18; 21; 15; 05; 06; 02; 22; 30; 16 Rev A; 01; 10. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Retention of alterations to the dwellinghouse, including the installation or air handling units at the dwellinghouse (Class C3). | | | | | | | |
| Recommendation(s): | | Grant Planning Permission Grant Listed Building Consent | | | | | |
| Application Type: | | Full Planning Permission Listed Building Consent | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 05 | No. of responses | 01 | No. of objections | 01 |
| Summary of consultation responses: | | <ul style="list-style-type: none"> The air-handling units are unsightly and the proposed trellis and screening would not be sufficient to hide them from view. <p>Response: <i>The air-handling units are not considered to be readily visible from the public realm and therefore the special character of the listed building and the character and appearance of the conservation area would be preserved. The screening is not considered necessary to preserving this character and therefore no condition has been imposed to ensure it is implemented and retained.</i></p> | | | | | |
| CAAC/Local groups' comments: | | Highgate CAAC. No objection. | | | | | |

Site Description

The application relates to a two-storey semi-detached dwellinghouse (Class C3) situated on the west side of Highgate West Hill. The building is Grade II Listed and is within the Highgate Village Conservation Area.

The semi-detached pair of houses dates from the 19th century. It is double-fronted and has a yellow stock brick façade. The first floor windows are set within stucco architraves and the ground floor windows are set below bracketed stucco pediments.

Relevant History

May 1998: Planning permission and Listed Building Consent **granted** for the demolition and reconstruction in replica of an existing side extension.

January 1999: Listed Building Consent **granted** for revisions to the scheme granted listed building consent on 1st May 1998 for demolition and reconstruction of an existing side extension.

March 2003: Planning permission and Listed Building Consent **granted** for demolition of later rear additions and non-original internal partitions, restoration of main house and reinstatement of doors and windows, the formation of two storey extensions to the rear of the main house and alterations to existing vehicular access and landscaping.

January 2005: Enforcement complaint received in respect of unauthorised works to the building and work to the new extension that had not been approved under the previous planning permission and LBC.

March 2006: Planning permission and Listed Building Consent **refused** for retention of air handling units, chimney and roof trellis, and erection of a front porch.

The current application represents a revision to the applications refused in March 2006.

Relevant Policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

SD7B – Noise and vibration pollution

B1 – General design principles

B3 – Alterations and extension

B6 – Listed buildings

B7 – Conservation areas

Assessment

The applications represent revisions to the applications refused in March 2006. The previous refusals detailed a list of items that were unacceptable by virtue of their detrimental effect on the special architectural character of the listed building and the character and appearance of the conservation area.

This application seeks the retention of the other elements of this scheme that were considered acceptable. This will regularise the situation as built on site. These works are:

1. Two condensing units for a new air conditioning system have been installed on the flat roof of the rear extension. These are located adjacent to a tall chimneystack and are not readily visible from any public or private vantage point. These units have no detrimental impact on the appearance of the building.
2. Following the refusal of the metal trellis on the boundary with no.14 a new timber trellis was negotiated with the architect. This is considered significantly less visually intrusive than the previously proposed metal trellis and will blend effectively into the backdrop of soft landscaping.
3. The fenestration pattern of the approved rear extension has been modified slightly. The approved rear elevation of the north wing had two individual doors however this now contains a single door and a large picture window. This is considered acceptable.
4. Cornices, skirtings and ceiling roses have been reinstated. These items were viewed on site and are considered to be appropriate for the age of and character of the building.
5. A chimney pot has been added to the roof of the north wing of the new extension. This is visible from the rear garden but is not unacceptably intrusive.
6. A window has been installed in the rear elevation of the main building at 1st floor level rather than the approved door. This lights the rear bedroom and a window is considered appropriate in this location. This was viewed on site and has no detrimental impact on the appearance of the building.

The development would not harm the residential amenity of any neighbours in terms of loss of daylight, sunlight, outlook or privacy. The air conditioning condenser units do not cause any unreasonable adverse effects on the residential amenity of any neighbour. The noise output of the units is acceptable and can be controlled by condition.

Recommendation

Planning permission and listed building consent should be **granted** subject to conditions.

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