

Delegated Report		Analysis sheet	Expiry Date:	31/10/2006
(Members Briefing)		N/A / attached	Consultation Expiry Date:	31/10/2006
Officer			Application Number(s)	
Hugh Miller			2006/3793/P	
Application Address			Drawing Numbers	
34 Hillway London N6 6HH			Site Location Plan 001; Drawing No. 002 Rev A; 003 Rev C; Design And Access Statement	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date
Proposal(s)				
The erection of a single-storey rear extension, and installation one side dormer window and one rear dormer window to the residential dwellinghouse (Class C3).				
Recommendation(s):		Grant		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	30	No. of responses	04	No. of objections	01
Summary of consultation responses:	<p>Officers are to be congratulated in having persuaded the applicant to withdraw the earlier application. The dormers were excessive. The north one is still excessive, overpoweringly covering the whole roof area. The south-facing dormer now replaced by an east facing one, which because of the extended roof, appears to be oddly shaped and therefore unsightly.</p> <p>The total floor area of the property is to be extended from 135sqm to 221sqm. This is overdevelopment of a medium sized family house.</p> <p>Full-width rear extension is normally rejected. It would be harmonious if it were to be flush with the greenhouse to its southern flank wall.</p> <p>It's a pity the applicant did not consult with either neighbours or the local CAAC, in the spirit of the procedures set out in Camden's draft Statement of Community Involvement.</p> <p>Three letters received raised no comments about the proposal.</p> <p>Officer comment: <i>The revised drawings shows substantially smaller dormer windows on the north and east side of the roof. On the latter, the hipped roof of the dormer almost aligns with the main roof, whilst there is a larger gap between the chimney stack and dormer on the north side.</i></p> <p><i>The loft and garage floorspaces exist as part of the dwellinghouse and becomes new habitable floorspace through refurbishment. The only additional new floorspace is the single storey rear extension, which measures approx. 31sqm. It is not considered that this addition is overdevelopment. The existing garage has also been converted into habitable rooms however, this is already classed as ancillary residential floorspace.</i></p> <p><i>The footprint of the revised rear extension has been reduced in width. Moreover, it would be of a lower height to both the extensions on the adjacent buildings at nos.32 and 36.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Holly Lodge Estate CAAC:</u> Object to the proposal.</p> <p>Comment: The increase in floor space from 135 to 221sqm is excessive.</p> <p>The side dormer is unnecessarily bulky and is not subservient to the main building.</p> <p>The rear extension is full-width of the house, which is contrary to our guidelines.</p> <p>Officer comment: <i>See above comments.</i></p> <p><i>The revised scheme deleted the southern dormer window. Moreover, both</i></p>					

	<p><i>the side and rear dormer windows have been reduced in height and width and they less bulky. In terms of their design, size and siting they are acceptable.</i></p>
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Site Description

A part single –storey and part 2-storey terraced building situated on the east side of Hillway and north of the junction with Langbourne Avenue and south of Makepeace Avenue.

The building is within the Holly Lodge Estate C.A.

Relevant History

P.A withdrawn July 2006 for erection of a single-storey rear extension, change of use of the garage to habitable room and installation of 2 x dormer windows to the side roof slopes of the residential dwellinghouse (Class C3), ref. 2006/2222/P.

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.

RDD –2006

B1 –General design principles

B3- Alterations & extensions

B7- Conservations areas

SD6 - Amenity for occupiers & neighbours,

SPG -2000:

Alterations & extensions, section 2.7

Roof alterations & extensions, section 2.8

Holly Lodge Conservation Area Statement, Rear extensions/ conservatories, HL 20, HL21 & HL22.

Assessment

Background

In July 2006 the original planning application was withdrawn following discussions with the applicant about the impact of the proposal on the appearance of the building and on the C.A. The proposal was for the erection of a single-storey rear extension, change of use of the garage to habitable room and installation of 2 x dormer windows to the side roof slopes, new rear balcony at 1st floor level of the residential dwelling house (Class C3), ref. 2006/2222/P.

The application proposes the following:

- erection of dormer windows at the north & east side roof slopes,
- erection of full-width single –storey extension at the ground floor rear,
- Change of use of garage, replacement of window at the front rear ground floor level.

The main issues are i) design & the impact on the appearance of the building & on the character & appearance of the C.A. ii) neighbour amenity.

Dormers: Side dormer windows are characteristic of properties within Hillway and adjacent Streets. However, within the group of eight properties only nos. 30, 32 & 34 do not have dormer windows. The dormer windows on the adjacent buildings (nos. 38 and 40) are of substantial sizes, which dominate the roof and the appearance of the buildings and would be contrary to SPG guidelines. The dormer windows as revised, have been reduced in their overall scale and proportions.

Design /Roof extension

- The proposed side and rear dormer windows would be set 500mm below the apex of the main roof and from the eaves and are in compliance with SPG guidelines. The dormer windows would be subordinate within the roof slopes. On the north elevation, the dormer would not harm the setting and appearance of the chimney stacks, an established feature of the building.
- In terms of their design, size and siting the dormers would not detract from the appearance of the main or adjacent buildings. Given their similarities, to existing dormers on neighbouring properties they would be in keeping with the character and appearance of the Holly Lodge Estate C.A.

Rear extension

- The existing garage extension projects beyond the existing rear building line by approx. 1.0m. The proposed full-width extension as revised, would align with the existing boundary wall with no. 32 and would project a further 1.5m from the rear of the existing garage.
- Full-width rear extensions are usually contrary to SPG as they can distort the historic footprint of groups of buildings creating solid infills between detached buildings. However, as the existing garage prevents any further rear extension from being viewed from the street and the set back between the existing garage and new extension provides an acceptable relief. Similar extensions are a common feature in Hillway and such an extension would not be unlike the existing character of the area. It would be difficult therefore, to argue harm to the CA on the grounds that the CA statement policies have not been complied with in full.
- Officers have secured a reduction in the footprint of the extension, rooflights added and full-height glazed folding doors plus fanlights forms part of the rear elevation with rendered painted white finish.
- The design and proportions of the replacement front and rear windows to the former garage would be in keeping with the existing and are satisfactory.

Neighbour amenity

- There are no amenity issues related to the proposed roof alterations.
- The size, height and location of the rear extension are such that there would be no impact on neighbour amenity.

Recommend approval.

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