

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/09/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		18/8/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2006/2922/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
7 Fitzroy Park London N6 6HS				Site Location Plan Ref:1 Edition1; 2 Edition 1; 3; 4; 5 Edition1; 7; 8; 9;10; 11;12; 1010/2; Ground floor plan page 1 of 1; Design Statement; Sustainability Statement; 03 Photo Sheets.			
<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>							
Erection of first floor extension with balcony on steel supports to south-east elevation of dwelling house (Class C3) and erection of a boundary wall.							
<b>Recommendation(s):</b>		Refuse					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	06	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		No response					
<b>CAAC/Local groups* comments:</b> *Please Specify		Highgate CAAC: No objection					

## Site Description

A 2-storey detached property of modern design circa. 1950s' and is situated on the north side of Fitzroy Park and raised above the level of the lane. It is situated south of allotment site and known as The Elms, Fitzroy Park. This particular area has a rural/village character with heavy foliage and sense of space and seclusion. The subject building is within the designated Metropolitan Open Land (MOL), Private Open Space and also Highgate C.A.

## Relevant History

March 1987 Pp granted for change of use of the garage to provide a bedroom, bathroom and utility room including enclosing the undercroft (ref. 8601580).

June 1989 Pp granted for the erection of a porch as shown on site plan and elevation plan (ref. 8903186).

September 1989 Pp granted for the erection of an extension at first floor level on the Fitzroy Park frontage as shown on drawing nos. 1010/2 (ref. 8903363).

June 2005 Pp granted for extension of prescribed (5 year) time period involving the renewal of planning permission dated 11th July 2000 (ref. PEX0000284) for the erection of a single storey extension at first floor level (ref. 2005/1375/P).

March 2006 Pp granted for alterations to single family dwelling (Class C3) including replacement of side porch extension; conversion of integral garage to habitable accommodation; excavation at basement level in connection with enlarging residential accommodation; alterations to front garden levels to provide parking; and construction of retaining wall behind timber fence on front boundary (ref. 2005/5593/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.

### **RUDP: 2006.**

B1 –General design principles

B3-Alterations & extensions

B7-Conservation areas

SD6 - Amenity for occupiers and neighbours

N1 - Metropolitan Open Land.

N2 –Protecting open space.

N7 –Ancient woodland & trees

N8 - Ancient woodlands and trees

**SPG:** 2.7 Rear extensions, Section 2.7.15

Highgate Conservation Area Statement:

Extensions, Conservatories, Backland; Side Extensions Hi36 and Hi37

## Assessment

### Background

In March 2006 planning permission was granted for alterations to the single family dwelling (Class C3) including replacement of side porch extension; conversion of integral garage to habitable accommodation; excavation at basement level in connection with enlarging residential accommodation; alterations to front garden levels to provide parking; and construction of retaining wall behind timber fence on front boundary (ref. 2005/5593/P).

In June 2005 renewal of planning permission (dated ref. PEX0000284) was granted for the erection of a first floor side extension (south east elevation) and a semi-enclosed balcony, on steel post (ref. 2005/1375/P). Neither of the approved schemes has been implemented and they remain extant.

The renewal approved scheme is of a narrow footprint and measure 4.8m width x 14.5m length (69.6sqm) including semi-enclosed balcony and excluding the balcony, 54.24sqm.

The application proposes:

- Amendment to the approved scheme dated 30/6/2005, reference 2005/1375/P) for the erection of first floor extension with balcony and garage at ground level to south-east elevation of dwellinghouse and erection of a boundary wall.

### Design

#### Current proposal

The proposed first floor extension including the balcony measures 88.567sqm (8.960m width x 9.704m length + 1.2m x 1.35m) and 64.8sqm excluding the balcony (7.2m width x 9.0m length). The proposals overall footprint would cover the existing open space, which forms the forecourt parking area and the soft landscaped garden space.

The existing building sits at a raised level to the existing road level. The host building is set back from the road and is seen in the context of the surrounding trees and open space. In its present form the building is subsidiary to the open space character of the semi-rural setting. Moreover, the buildings set back ensures that in both long and short views along Fitzroy Park the visual prominence is minimal.

The proposed two storey extension would be unduly visually prominent and is unacceptable because **a)** the siting of the proposal would bring the building more prominent into the streetscene, **b)** the established front building line would be compromised, **c)** the undulating levels of the land relative to the road and the host building would ensure that the proposal would form a particularly dominant feature in the streetscene, **d)** the height of the proposal would almost align with the host building resulting in the addition appearing over dominant, **e)** the footprint of the proposal is unduly excessive and the proposal would not be subordinate to the host building in terms of its design, footprint, height, massing and siting, **f)** it would detract from the prevailing open character of Fitzroy Park and harm the character and appearance of the conservation area and **g)** the use of wooden shingles as cladding to the extension, although it would be sympathetic to the surroundings (in terms of the material), it would be unsympathetic to the appearance of the host building and be visually obtrusive. Similarly, the proposed timber cladding to the supporting columns would give an artificial appearance and is considered to be unacceptable.

Some attempt has been made to reduce the impact of the proposed projection with timber cladding. As such the proposal would change the balance of the visual dominance of flora and fauna and space to built form towards the visual dominance of the built form. Where as the previous approval was seen more as a subsidiary extension, (albeit at first floor level) it had clear space beneath.

In this instance, the proposal would increase in scale and proportion with the solid retaining ground floor wall, which gives the impression of a two-storey extension. Moreover, the proposal ground floor garage space at some future date could easily be used as habitable space resulting in an over

dominate and obtrusive addition that would harm the appearance of the building. For these reasons it is considered that the proposal neither preserves nor enhances the appearance of the host building or the character and appearance of the Conservation Area.

The proposal would erode the prevailing character of open spaces character of the host building, which is a feature of local distinctiveness within this part of Fitzroy Park. Moreover, within this section of Fitzroy Park, single storey side extensions are not characteristic of properties. Consequently, the proposed enlargement of the side extension is considered to be an inappropriate form of development. As states in the Conservation Area Statement for the Highgate Conservation Area describes Fitzroy Park (Sub-area 2) as deriving its character from “the close relationship between the topography, the soft landscape and group or individual houses built within it”. There is an overriding impression of heavy foliage and mature trees as well as a sense of space given by the Heath at the bottom of the hill.” (p.18).

#### Hard and soft landscaping (Raised entrance, New boundary walls):

There is an existing Apple tree (T2) located within the southwestern corner of the forecourt, behind a small privet hedge. The trees on the subject site are not covered by a TPO. Notwithstanding this, the trees contribute to the appearance of the site and the designated MOL & open space character of the area. If the proposal were acceptable then conditions would have been attached for suitable replacement.

The proposed colouring of the retaining wall with brown painted finish is considered unacceptable, as it could appear to be artificial and excessive when juxtaposed with the cladding on the building. The Pleached Beech planting along the frontage is also considered to be too artificial for this location. Pleaching requires a wire framework and formality of form that is inappropriate for the natural character of the lane. A Hawthorn hedge or hedge of mixed native species, would be more appropriate.

The proposed use of climbers on the existing building is welcomed as a means of further integrating the building into its surroundings.

#### Residential amenity

The proposed side extension would not have any impact on neighbour amenity, (outlook, daylight & sunlight or loss of privacy or overlooking) & is therefore acceptable.

Refusal is recommended.

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