

Delegated Report		Analysis sheet		Expiry Date:		11/09/2006	
		N/A / attached		Consultation Expiry Date:		16/8/2006	
Officer				Application Number(s)			
Hugh Miller				2006/3267/P			
Application Address				Drawing Numbers			
11 Holly Lodge Gardens London N6 6AA				Site Location Plan S11; PS17; PS18; PS19; P1C; P8A; P9A; SS4; SS5; SS6; Covering letter dated 14 July 2006; Photo sheets x3.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Enlargement of garage as an amendment to planning permission granted on 3/3/06 (2005/5537/P) for the erection of glazed conservatory to the rear; single storey garage at side; alterations to second floor windows and roof at rear including creation of new roof terrace, to house (Class C3).							
Recommendation(s):		Refused					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: *Please Specify		Holly Lodge Estate CAAC: No objection. Comment –Materials should match the existing.					

Site Description

A 3-storey detached property situated on the north side of Holly Lodge Gardens, west of the junction with Hillway & east of Highgate West Hill.

There are 11 detached properties on the northern side of Holly Lodge Gardens. They are characterised by single- storey side extensions used as garages but set back from the front of the main dwellinghouse. Dormer windows are also common to the properties. A few houses have glazed single-storey rear extensions within the rear gardens.

The application site & building is within Holly Lodge Estate CAAC.

Relevant History

February 2006 Pp granted for the erection of glazed conservatory to the rear; single storey garage at side; alterations to second floor windows and roof at rear including creation of new roof terrace, to house (Class C3) 2005/5537/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- 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 31 and HL32.

Assessment

Background

In February 2006 following the revision to the single-storey side extension planning permission was granted for the erection of glazed conservatory to the rear; single storey garage at side; alterations to second floor windows and roof at rear including creation of new roof terrace, to house (Class C3) 2005/5537/P.

Following negotiations to alter the single –storey garage extension (reduced height and depth of garage building) the revised scheme was considered acceptable and officers recommended that planning permission be granted. Its acceptability was because its overall scale and proportion was in compliance with prevailing character of single-storey garages, which set back well away from the front of the host building within Holly Lodge Gardens.

The application proposes the following:

- Enlargement of garage as an amendment to planning permission granted on 3/3/06 (2005/5537/P).

Design

Differences between the extant & proposed side extensions

Extant scheme

- The single-storey side extension that forms part of the extant scheme was reduced in depth from 16.2m to 12.8m as an amendment to the originally submitted scheme. It was set back approximately 4.0m from the front elevation of the host building and was therefore considered acceptable and in compliance with similar existing garage buildings at adjacent properties within Holly Lodge Gardens.
- The height of the approved side extension (part gabled front & part pitched) measures 3.0m which was reduced by 1.2m from the original submission. The extant approved scheme has part-flat part-pitched roof set behind raised parapets, which would help to obscure the five rooflights within the flat roof.
- Towards the rear, the roof of the approved scheme has part flat, part solid & part pitched & glazed & set behind a raised parapet. The revised height & depth were more representative of other side extensions to adjacent properties in Holly Lodge Gardens. Moreover, the structures' depth and height would have been overly dominant together with prominent views from the public domain. The general scale & proportion of the side extension is in compliance with the Council's SPG recommendations and were acceptable.

Current Proposal

- Except for the reduced height and a set back of approx. 990mm from the front elevation of the dwellinghouse, the proposal would revert to the original submitted scheme of December 2005. The increase in depth of the proposal would erode the prevailing character of open spaces between properties in the area which is a feature of local distinctiveness within Holly Lodge Gardens. Moreover, within Holly Lodge Gardens, single storey side extensions and freestanding garages are set back well away from the front of the properties, which helps to retain the sense of separation between properties. Consequently, the proposed enlargement of the side extension is considered to be an inappropriate form of development.
- The proposed extension when viewed from the public domain (east side) would be visually prominent and would dominate the appearance of the subject building. It is considered that the proposed amendment is unacceptable because a) it would not be in keeping with the local

pattern of development of having garages set well back from the main building frontage **b)** would not be subordinate to the subject property in terms of its siting & location and **c)** it would detract from the prevailing open character and streetscape of Holly Lodge Gardens and harm the character and appearance of the conservation area.

Amenity

The proposal would not impact on neighbouring amenities and is satisfactory in this respect.

Refusal is recommended.

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