

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>31/08/2006</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		3/8/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2006/3110/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
58 - 59 Highgate West Hill London N6 6BU				Site Location Plan; SK01; 02; 03; 04; 05; 1166P003; 004.			
<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>							
Amendments to permission (2005/3591/P) granted 14/02/06 for part demolition of existing offices and construction of three two-storey dwellings (Class C3). The revision involves alterations to the roof junction of the approved building.							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>44</b>	No. of responses	<b>04</b>	No. of objections	<b>03</b>
Summary of consultation responses:	<ul style="list-style-type: none"> <li>• If the roof is raised it would impact on the daylight to the basement flat 63A Highgate West Hill.</li> <li>• The proposal will cause loss of privacy.</li> <li>• The proposal will cause damage to no.63A through major works.</li> <li>• The property has a “right to light”.</li> <li>• The proposal will impact on the quality of life.</li> </ul> <p><u>Officers comments</u></p> <ul style="list-style-type: none"> <li>• The height of the main roof of the building would remain as originally approved in February 2006. The area of the roof to be amended is located on the northeast corner of the site, opposite nos. 5 &amp; 6 Pond Square. The proposed alteration is well away from nos. 61a. 63a and 63b Highgate West Hill.</li> <li>• As there is no increase in height to the main roof there will be no cause harm to occupiers’ (at 61a, 63a &amp; 63b Highgate West Hill) amenity through loss of daylight or sunlight.</li> <li>• The issue of rights to light is not a material consideration relevant to the determination of this application.</li> </ul> <p>Site Notice expired 11/8/2006 –No response.</p> <p>One Letter of support: No objections to the proposed amendments.</p> <p>Highgate CAAC: No objection</p>					
CAAC/Local groups* comments: *Please Specify						

## Site Description

The application site comprises two late 19<sup>th</sup> century buildings numbers 58 and 59 Highgate West Hill. The buildings are located on the east side of Highgate West Hill, west of Pond Square and northwest of Burlington Court/ South Grove.

The buildings are constructed in yellow stock bricks with red ribbon brickwork which runs along the front, rear and side elevations. Both properties have slated roofs with a series of dormer windows. Together, they form an arched, gated entrance fronting Highgate West Hill, which leads through to a small mews consisting of self-contained flats at no.59 and offices at no.58. The orientations of the buildings together with the brick boundary wall of properties in Highgate West Hill have resulted in a small courtyard, which provides access into the buildings.

No. 58, a two-storey property, which fronts a narrow passageway (opposite Tadpole cottage, no.57) connecting Highgate West Hill to Pond Square. On the east side (adjacent to Burlington Court) it has an adjoining part 2-storey, part single-storey building. The "L" shape footprint of the application building together with the boundary wall to the rear of Highgate West Hill forms an enclosed courtyard. The "L" shaped building has a part gabled, part hipped and part pitched roof form.

The front building is currently being refurbished for residential use.

The application buildings are within the Highgate C.A.

## Relevant History

The application site has a long planning history of planning approvals, refusals and application withdrawals.

October 2000 pp granted for change of use from office (Class B1) to gymnasium (ClassD2), as shown on drawing numbers 1, 2, 3, 4; 997\_1-JW51 and 997\_2-JW51, ref. PEX0000314. Not implemented.

February 2004 pp granted for the change of use and works of conversion of the front office (B1) to single family dwelling house and redevelopment of the rear office to provide a two-storey and basement single storey house, ref. 2003/0216/P. Not implemented.

September 2005 pp granted for change of use and works of conversion from offices (Class B1) to three (3 x 2-beds) residential dwellings (Class C3), ref. 2005/3038/P

February 2006 Pp granted for part demolition of existing offices and construction of three two-storey dwellings, ref. 2005/3591/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 UDP: 2006

- B1 – General design principles
- B3 –Alterations & extensions
- SD6 - Amenity for neighbours and occupiers
- B7 –Conservation areas

### SPG -2002:

- Alterations & extensions, section 2.7
- Roof alterations & extensions, section 2.8

## Highgate Conservation Area Statement:

Roof extensions, Hi26 & Hi27

### Assessment

#### Background

In September 2005 planning permission was granted for the change of use and works of conversion from offices (Class B1) to three (3 x 2-beds) residential dwellings (Class C3). In February 2006 planning permission was granted for part demolition of existing offices (rear building) and construction of three two-storey dwellings.

The application proposes the following:

- Amendments to planning permission (2005/3591/P) granted 14/02/06 for part demolition of existing offices and construction of three two-storey dwellings (Class C3), specifically alterations to the roof junctions of the approved building and the existing gabled roof.

#### Design

The part flat and part curved design profile of the approved roof extends to the length of the new building and aligns with the eaves of the existing gabled roof building on the north-eastern side. The curved section of the roof is located on the western side of the building fronting the internal courtyard and abuts the existing gable roof. The proposed alteration would occur on the north-eastern part of the site (opposite nos. 5 & 6 Pond Square) and Burlington Court to the east.

The proposed alteration comprise the following:

- Reducing the roof curve on the west elevation and increase the flat roof surface area (with no increase in the height of the roof)
- Small increase in the width of the northern flank wall
- The junction between the new roof and the existing gabled roof would be more robust and clearly defined by the raised gable end. In addition, the proposed alteration would help to define the new and existing roof forms without compromising the contemporary design of the main building.
- The proposed alteration would not impact detrimentally on the modern design of the approved building. It would compliment rather than harm the appearance of the building particularly when viewed from Pond Square.

#### Neighbour amenity

The proposed alteration to the roof would not harm occupiers of adjacent properties nos. 61a 63a and 63b Highgate West Hill or nos. 5 and 6 Pond Square because **a)** the height of the building remains as originally approved, **b)** no new windows are proposed within the roofslope fronting properties in Pond Square or within the roofslope on the west elevation (courtyard).

Recommendation: grant planning approval.

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