

Delegated Report		Analysis sheet		Expiry Date:	24/12/2013
(Members Briefing)		N/A / attached		Consultation Expiry Date:	27/11/2014
Officer			Application Number(s)		
Mandeep Chaggar			2013/7019/P		
Application Address			Drawing Numbers		
5 Bacons Lane London N6 6BL			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a part one, part two storey side extension with terrace at rear first floor level to existing dwelling house (C3) following the demolition of the existing single storey side wing					
Recommendation(s):		Grant Planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	03	No. of objections	02
Summary of consultation responses:	<p>Site notice 08/11/2013-29/11/2013 Press advert 14/11/2013-05/12/2013</p> <p><u>3 Bacon's Lane</u></p> <ul style="list-style-type: none"> • The turning area is to be kept clear at all times. • The Lane is too narrow for construction vehicles • Increase in vehicles on the road, where there is a weight restriction for the road will result in wear and tear on the road. • Stringent conditions concerning the use of the road are incorporated into the revised C.M.P before approval is granted. <p><u>4 Bacon's Lane</u></p> <ul style="list-style-type: none"> • Access problems for No.4 during the construction period. • Construction issues. • The area shown as occupied by the huge Delivery vehicle is for the shared co-operative use of all houses in the lane, not reserved for No.5. • When delivery vehicles are unloading on to a Telehandler, parked in the hammerhead, cars will not be able to get in or out of No.4. <p>Officer response: A condition attached to any planning permission requiring a Construction Management Statement will ensure neighbours are notified, construction vehicles are not left for long periods of time and so forth.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Highgate CAAC comment that the extension would affect the light and sunlight of No.4 Bacon's Lane. The proposal would overdevelop the site, doubling the size of the existing dwelling and is built up to the boundary. The extension will close the gap with the adjacent property obscuring views through to the trees in the cemetery.</p>					

Site Description

Bacon's Lane is a narrow lane on the slope south of South Grove, and benefits from views of the trees in Highgate West Cemetery. The enclave was developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard of a 19th century house.

No 5 is a two storey three bedroom house with single storey annexe and garage designed by Anthony Cox, an architect who specialised in school design for Hertfordshire County Council. It was constructed in brick, and remodelled in 2007 with the building being rendered, replacement windows and the addition of the garage.

The site lies within the Highgate Conservation Area and is listed as making a positive contribution to the character and appearance of the conservation area. The site is adjacent to 6 Bacon's Lane which is listed Grade II and Highgate Cemetery which is designated as Metropolitan Open Land.

Relevant History

2007/0960/P Internal and external alterations to include replacement roof, windows and doors and erection of a timber framed garage to single family dwelling house (C3). Granted 16/04/2007.

2012/6463/P Erection of a part one, part two storey side extension with terrace at rear first floor level to existing dwelling house (C3) following the demolition of the existing single storey side wing. Section 106 Legal Agreement not signed. Waiting outcome of current application before deciding whether this application will be withdrawn.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well-being

DP20 Movement of goods and materials

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance 2011

Highgate Conservation Area Appraisal and Management Strategy 2007

NPPF 2012

Assessment

1 Proposal

- 1.1 The proposal is for the erection of a part one, part two storey side extension and first floor terrace following the demolition of the existing side wing. The side wing is under 115 cubic metres therefore conservation area consent is not required.
- 1.2 The main issues are:
- design
 - neighbour amenity
 - trees
 - transport
 - sustainability
 - community infrastructure levy

2 Design

- 2.1 The existing two storey dwelling and single storey side wing was built in the 1950's along with the other houses in the Lane. It was originally constructed in fletton brick with its ground floor painted white, but its appearance has been altered following the grant of planning permission in 2007 for works of renovation which resulted in the main building being rendered and painted white, the introduction of new fenestration and the addition of a red cedar clad garage to the side.
- 2.2 It is proposed to demolish the existing single storey side wing and erect a part one, part two storey side extension. The existing side wing is read as a separate structure to the main house. It is slightly forward of the house and set at an angle, and is connected to the house by a narrow link. It has a footprint of approximately 8m (w) x 5m (d) and is white painted brick rather than the render of the host building. It is proposed to rebuild the side wing so it is still forward of the building line, but parallel to the main house. At ground floor level it would have a footprint of approximately 8.5m (w) x 11.5m (d). At first floor level it would measure approximately 8.5m (w) x 6m (d) and be set back from the front by approximately 4m, and set back from the rear of the house by 1m.
- 2.3 The ground floor of the extension would be rendered at the front and part of the side to match the existing house, the remaining side and the first floor would be clad in red cedar to match the garage on the opposite side of the house. A terrace would be provided at rear first floor level with glass balustrading on top of a protruding cedar fascia which would extend across the entire width of the rear building as far as the garage. The materials are considered to be appropriate as they would match the appearance of the existing house, a condition will require details to be approved by the Council to ensure that this is matched.
- 2.4 The proposal would see an increase in residential floorspace of 99sqm from approximately 160sqm to 260sqm (62%) and a similar increase in external volume from approximately 600m³ to 960m³ (60%) including the garage. The extension would be approximately 300mm higher than the main house, but this difference is required due to an existing step down, which cannot be incorporated into the extension due to the requirements of the Building Regulations, and the provision of a green roof which requires a deeper roof section and parapet. This greater height would be mitigated by the extension being set back from the front elevation of the main house, and would not be readily visible in public views due to the house being near the end of the Lane. Due to the cubiform nature of the existing house, the proposed addition to the house is not a traditional side extension where a conventionally subordinate addition would be more appropriate; the size and design of the proposal is therefore considered to compliment the character and appearance of the host building.
- 2.5 Whilst it is accepted that the proposal is a large addition, it is not considered that the design or materials, or increased height or volume resulting from the proposal, would harm the character or appearance of Bacon's Lane itself. Each property in the Lane has its own style and there is no overarching design, scale or theme. Some properties have regular rectangular footprints (1, 3 & 8) and some are single storey (nos. 2, 4 & 7), whereas others have irregular footprints of a similar size to that proposed (no. 7) and some are two storeys with pitched roofs (nos. 3 and 6). The only consistency is that most houses use brick, whilst the application site utilises white render and timber cladding, and no buildings are more than two storeys.
- 2.6 No. 6 Bacon's Lane occupies the eastern corner of the enclave and is listed grade II. Views of this building are from Bacon's Lane looking south east and east, the proposed extension is on the western side of the application site which itself is to the west of the listed building. The proposed extension would hardly be visible from no. 6 as it would be obscured by the existing two storey building, it would not be visible in the same view as no. 6 looking down Bacon's Lane, and would only be visible in public views from the very end of Bacon's Lane. As such the proposal is considered to not harm the setting of the listed building.

- 2.7 There is a sense of openness within Bacon's Lane, although some of the houses are deliberately concealed from the rest of the group. Bacon's Lane leads off South Grove and heads toward the cemetery in a south east direction, the main view from the Lane of the trees to cemetery being provided by the gap between the application site and no. 6, although the mature trees of the cemetery are tall enough to be visible behind the two storey buildings at the end of the Lane. At the bottom of the Lane the road turns westwards towards nos. 4 and 5. The proposed extension is to the west of the main house so would not be visible in views looking down Bacon's Lane, it would only be visible at the end of the Lane and is therefore considered to not affect views of the trees in the cemetery from Bacon's Lane as they would still be visible behind the garage and through the gap. The cemetery is Metropolitan Open Land, but due to the density of trees and the downward slope it is considered that the proposal would not be visible from the cemetery so would not affect views from the cemetery or impact on its open nature.
- 2.8 In this particular instance, whilst it is accepted that the proposal is not a conventional extension, the modular approach is considered appropriate for the design and mass of the existing building. As such the proposed extension is considered to not harm the character or appearance of the host building, or Bacon's Lane and the Highgate Conservation Area, and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

- 3.1 The site is at the end of Bacon's Lane in between nos. 4 and 6 Bacon's Lane, and backs on to Highgate Cemetery. No. 6 lies to the east and as the extension would be largely obscured by the existing two storey building, the proposal is considered to not affect the amenity of no. 6 in terms of privacy or light. No. 4 is directly to the west of the site.
- 3.2 No. 4 is a single storey dwelling and has a rooflight on the slope of the roof facing the site, it also has a large garden to the rear in excess of 300sqm, and some open space at the front. The proposed two storey extension would be approximately 1.3m away from the flank wall of no. 4, but this wall has no windows facing the site.
- 3.3 The applicant has submitted a sunlight daylight report that suggests the proposal would have little impact on light to the neighbouring property. British Research Establishment (BRE) guidelines advise that the percentage of sky visible from a window (Vertical Sky Component - VSC) should be at least 27%, and daylight will be adversely affected if the VSC following development is both less than 27% and less than 0.8 times its former value. A development may also adversely affect sunlight to an adjoining property if windows to south facing living rooms or conservatories receive less than 25% Annual Probable Sunlight Hours (APSH), or less than 5% during the winter, and receive less than 0.8 times their former sunlight during either period, and see a reduction in sunlight across the whole year of more than 4%. Gardens should receive at least 2 hours of sunlight over 50% of their area, with a reduction of 0.8 times its former value being noticeable.
- 3.4 The report suggests that, post development, the rooflight to no. 4 would see a reduction in VSC but would still achieve 73.3%, well above the recommended 27%. The rooflight is not within 90° of due south, but would see a reduction in overall APSH of 13% from 70% to 57% (a reduction of 2% from 16% to 14% in winter), again above the recommended 25% and a reduction of less than 0.8 times. The assessment has only considered the open space to the front of no. 4, but calculates that this area would still receive over 2 hours of sunlight for more than 72% of its area. The only area that would see a significant loss of light would be the narrow strip of land alongside the flank wall of no. 4, however this is considered to not cause significant harm to the amenity of the neighbours due to the location of this strip and the overall size of the garden and open space around the neighbouring property. As such the proposal is considered to comply with BRE guidelines and Camden Planning Guidance for sunlight and daylight.
- 3.5 A terrace is proposed at rear first floor level. No. 4 has no windows to its flank elevation facing the application site, and the rooflight would be approximately 4m behind the terrace. Views to the garden of no. 4 would be limited as the floor of the terrace would be approximately 1.3m below the ridge of the pitched roof of no. 4 preventing users of the terrace looking down into the neighbouring garden.
- 3.6 As such the proposal is considered to not harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 Trees

- 4.1 There are two trees at the front of the property, a Bay and an Apple tree. It is proposed to retain these trees and the applicant has submitted an Arboricultural report detailing how the trees will be protected. A Council Tree officer considers the protection methods proposed to be acceptable and a condition will require the measures outlined in the Arboricultural report to be implemented.

5 Transport

- 5.1 The site is located at the southern end of Bacon's Lane, which is a private cul-de-sac off South Grove. The proposals represent significant demolition and construction works in a sensitive residential area, Bacon's Lane is narrow and there is a limited amount of space available where building materials could be stored.
- 5.2 As Bacon's Lane is a private road, the applicant will need to obtain the permission/agreement of whoever owns/maintains the road with regard to construction access and the storage of materials. There is also a potential that the passage of heavy construction vehicles could lead to damage of the carriageway.
- 5.3 Camden's Transport Officer has considered the proposal to be broadly acceptable and will require further details of contractors, which can be secured by condition. In light of the above, it is recommended that a Construction Management Statement be secured via a condition.

6 Sustainability

- 6.1 Policies CS13 and DP22 require development to incorporate sustainable design and construction measures. As part of this DP22b denotes that green or brown roofs and green walls should be incorporated wherever suitable. The applicants have proposed a sedum roof to the extension which is welcomed, and details will be secured by condition. The Design and Access statement also refers to a highly insulated structure whose thermal efficiency would be enhanced by the use of timber cladding.

7 Community Infrastructure Levy (CIL)

- 7.1 The proposed increase in floor space would be just under 100sqm so the proposal would not be liable for a CIL contribution.

- 8 Recommendation:** Grant Planning Permission subject to conditions.

DISCLAIMER: Decision route to be decided by nominated members on Monday 14th July 2014. For further information please click [here](#)