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| Delegated Report | | Analysis sheet | | Expiry Date: | 03/06/2014 |
| | | N/A / attached | | Consultation Expiry Date: | 22/05/2014 |
| Officer | | | Application Number(s) | | |
| Katrine Dean | | | 2014/2523/P | | |
| Application Address | | | Drawing Numbers | | |
| First Floor Flat 60 Highgate West Hill London N6 6BU | | | Please refer to DN. | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
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| Proposal(s) | | | | | |
| Rear extension to first floor flat. | | | | | |
| Recommendation(s): | | Refuse | | | |
| Application Type: | | Full Planning Permission | | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 21 | No. of responses | 03 | No. of objections | 02 |
| | | | No. electronic | 02 | | |
| Summary of consultation responses: | <p>Three (two from the same objector) responses were received in connection with the proposal detailing the concerns which are summarised as follows:</p> <ul style="list-style-type: none"> • Significant negative impact on residential amenity; • Overshadowing and daylight loss to neighbouring window; • The proposal does not reflect good design practice, undermining the character and proportions of the existing building contrary to Policy DP24; • The proposal would overshadow and reduce daylight to the living room/kitchen of the neighbouring property and external rear amenity space contrary to Policy DP26; • There would be a change in the micro-climate to the rear of the ground floor flat; • The policy context has changed since the previous approval of the development at the site; and • The objectors request that planning permission is refused. | | | | | |
| Officer's Comments | <p>The objectors' comments on design have been endorsed.</p> <p>It is not considered that the proposed extension would have such a significant impact on residential amenity to constitute a reason for refusal; however the impact on amenity has been noted and discussed in the assessment.</p> | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | No response has been received. | | | | | |

Site Description

The application site is located on Highgate West Hill in the Highgate Village Conservation Area and relates to the rear of a four and a half storey terraced flatted building. The rear elevation is bounded by a wall with trellising and planting and there is an existing rear extension at ground and first floor level at number 60. The rear elevation, although not visible from public vantages of the Conservation Area, is clearly visible from the neighbouring Mews development.

Relevant History

PEX0000226 – Erection of a first floor rear extension to accommodate a bathroom and to self-contain the 1st floor non self-contained residential unit. Granted 04/12/2000.

8701445 - Erection of two storey rear extension over the existing extension to provide 2 new bathrooms. Granted 14/09/1988.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy (2010 – 2025)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010 – 2025)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Highgate Conservation Area Appraisal and Management Strategy (adopted 04/10/2007)

Camden Planning Guidance (CPG): 2011/13

1 – Design Ch 1, 2, 3, 4

6 – Amenity Ch 1, 6, 7

Assessment

Proposal

It is proposed to extend the existing first floor rear extension by raising its height by 0.8m and projecting it northwards by 1.5m, to be positioned against the first floor flat's window to the north. The extension would overhang the existing rear extension on the ground floor by 0.9m and hang over its rear garden ground. Its purpose is to provide additional floorspace within the bathroom of the property.

The site has two previous planning consents for first floor and second floor extensions of a similar design. However, these consents pre-date the current policy context, set out above, which is used to assess this proposal.

Design

The design of the proposed extension is peculiar, in that it would disrupt the development pattern of the rear elevation and introduce an incongruous feature thereto. The extension would be built immediately adjacent a habitable window at the property, which would look odd on the elevation. Any other extensions are some distance away from the windows. The extension does not take into consideration the original design of the rear elevation of the building and it would be in disproportion to the existing ground floor extension, which is contrary to CPG1 (chapter 4, paragraph 4.10). This would have a detrimental impact on the host building and the Conservation Area. Furthermore, the Highgate Conservation Area Management Strategy states that rear extensions which compromise the original historic pattern of the rear elevation would not be acceptable.

Amenity

The proposed projection northwards of the existing extension, although minor in scale and not significant enough to justify a reason for refusal on amenity grounds, would nonetheless have an unfavourable impact on the external amenity space of the ground floor flat. The extension would essentially hang over the garden ground impacting on the outlook and creating an unpleasant feature in the garden.

Recommendation

Having given consideration to the above assessment it is considered that the proposed extension is contrary to the Core Strategy Policy CS14; Development Policies DP24 and DP25, as well as the relevant Camden Council Guidance. It is therefore recommended that the development is refused on design grounds.