

Delegated Report		Analysis sheet		Expiry Date:		19/06/2014	
		N/A		Consultation Expiry Date:		22/05/2014	
Officer				Application Number(s)			
Sam Watts				2014/2771/P			
Application Address				Drawing Numbers			
7 Bacons Lane London N6 6BL				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of a flue to the side elevation to residentialhouse for fire place.							
Recommendation(s):		Grant conditional planning permission.					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice displayed from 01/05/2014 – 22/05/2014 Site notice displayed from 01/05/2014 – 22/05/2014 No responses received.					
CAAC/Local groups* comments: *Please Specify		No response received from Highgate Conservation Area.					

Site Description

The site consists of a single storey detached dwelling located on the northern side of Bacons Lane. The site is located in the Highgate Conservation Area and is noted as a positive contributor in the Highgate Conservation Area Appraisal and Management Strategy.

Relevant History

9500437 - Additions of a shallow pitched roof over the existing flat roof and minor extensions at front and rear – **Granted 16/05/1995**

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)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

Camden Planning Guidance

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF (2012)

Highgate Conservation Area Appraisal and Management Strategy (2007)

Assessment

Proposal:

The proposal is for the installation of a flue to the side elevation of the house.

Design:

Policy DP24 requires all developments, including alterations to existing buildings to be of the highest standard of design and states that development should consider the appropriate location for building services equipment.

It is not considered that the proposed flue would appear unduly dominant or cause harm to the character and appearance of the building. The flue would not be visible from the main highway, as number 7 is situated at the end of Bacons Lane which is a private road situated off of South Grove. A site visit has also demonstrated the site is well shielded by trees and other shrubbery, so the flue would be hidden from view even from the neighbours at Bacons Lane. The fact that the flue is slim and has a dark colour would also minimise its visual impact. Following from this, the roof does not possess any particularly special architectural merit as the property is a detached modern house and it is not considered that the flue would have any detrimental impact on the roof.

The proposal is therefore considered to comply with DP24, DP25 and guidance in the Highgate Village Conservation Area Statement.

Amenity:

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

In respect of noise and vibration, given that the flue would be a standard flue associated with use for a residential property, it is considered it would not result in a detrimental increase in noise and vibration within the surrounding area. The flue is therefore considered to comply with DP26 and guidance in CPG6.

Recommendation: Grant planning permission.