

Delegated Report		Analysis sheet		Expiry Date:	22/05/2014
		N/A		Consultation Expiry Date:	24/04/2014
Officer			Application Number(s)		
Emily Marriott-Brittan			2014/2061/P		
Application Address			Drawing Numbers		
62 Hillway London N6 6DP			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of existing conservatory to rear to an orangery.					
Recommendation(s):		Grant 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	04	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	A press notice was published from 03/04/2014 to 24/04/2014. A site notice was displayed from 03/04/2014 to 24/04/2014. 60 Hillway: Two objections received from the same address: <ul style="list-style-type: none">- Will cause unnecessary noise and disruption- Concern materials will be brought in from the rear entrance leading to Holly lodge Community centre Holly Lodge Community Centre <ul style="list-style-type: none">- Concerned about the use of the door to the rear of the property for the moving building materials and people in and out of the property along the path leading to the Centre.					
CAAC/Local groups* comments: *Please Specify	Holly Lodge Estate Conservation Area: No Objection . Advised that 62 Hillway at the rear opens onto private land as part of the Holly Lodge Community Centre. It is asked that a condition be added prohibiting the use of this route for material flow.					

Site Description

The site is a two storey semi-detached dwellinghouse located on the eastern side of Hillway, with Highgate Cemetery located to the west of the site. The site is located in the Holly lodge Conservation area but is not a listed building.

Relevant History

2003/2075/P - Demolition of existing conservatory and the erection of a new conservatory at the rear of the house (retrospective application). **(granted 08/10/2003).**

PEX0200193 - Erection of a new single storey side extension for a garage and utility room to a single-family dwelling house **(granted 24/06/2002).**

68 Hillway

2009/3354/P - Erection of single storey side and rear extensions at ground floor level, erection of side and rear dormer windows and associated elevational alterations to single-family dwelling house (Class C3). **(granted 15/09/2009).**

Relevant policies

NPPF - 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS1 (Distribution of Growth);

CS5 (Manage impact of growth);

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

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

DP25 (Conserving Camden's Heritage)

Holly lodge Conservation Area Appraisal and Management Strategy Statement 2006

Camden Planning Guidance 2013

CPG 1 (design) CPG 6 (amenity)

Assessment

Proposal

Conversion of existing conservatory to rear to an orangery.

The main issues are: 1) the design of the extension and the impact on the appearance of the building and on the character and appearance of the conservation area 2) the impact on amenity for adjacent occupiers.

Amendments

It was recommended that amendments be made to the size of the widow surround above the doors of the extension. It was considered that the surround was too bulky. Following discussions with the agent it was advised that structurally the opening is very large and there needs to be sufficient width at either side and enough room to get a steel support in over the doors and as such it would not be possible to reduce the bulk. It is considered that the surround does not pose enough harm to the design to warrant refusal.

Design and appearance

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 and DP25 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

The proposed full width ground floor extension will replace the existing full width glazed conservatory. The proposed extension will be rendered brick with a flat roof and large glazed doors to the rear. Two glass roof lanterns are also proposed in the flat roof. While the extension is considerable in size, it is not considered to dominate the existing dwellinghouse which is a two storey semi-detached dwellinghouse, nor the existing garden which is of a generous size.

As the extension will replace the existing, it will not impact the rear of the façade or result in the loss of more features. The proposed roof lanterns will retain a gap between the windows above. It is acknowledged that the existing extension is glazed and therefore appears more lightweight, however, the proposed extension will be rendered to match the existing dwellinghouse and will retain large sliding double glazed doors to the rear which help to retain openness at the rear.

The Holly Lodge Estate Conservation Area Appraisal and Management Strategy notes that a rear extension can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Along Hillway are a number of large scale extensions at both ground and second floor level. The proposed extension will infill the same space as the existing extension and is not considered to be of an insensitive scale or design. The proposed materials will include white rendered walls to match existing, single ply membrane roof with glazed roof lanterns and sliding double glazed doors with white powder coated aluminium to match the existing windows. The proposed materials are considered acceptable.

Amenity

DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly harmed in terms of daylight access, outlook, overlooking and noise.

The proposed extension is unlikely to have a negative impact on either adjoining neighbouring dwellinghouse. The proposed extension will infill the same area as the existing conservatory and will have a maximum height of 3.5m to the top of the roof lanterns which is the same height as the existing conservatory. The extension will project 3.3m against the existing side extension and 4.6m on the boundary with No.60 Hillway, which is the same depth as the existing extension.

The proposed roof lanterns do not extend above the current height of the glazed conservatory and are unlikely to cause any concerns to No.60 or No.64 Hillway as they are set in over 1m from the boundary with No. 60 and nearly 4m with No.64. The change in materials from glazed to rendered brick are not considered to have an effect on adjoining neighbours amenity as there is an existing boundary wall and side extension at No.60 Hillway and existing side extension at the host site which acts as a barrier to No.64 Hillway.

The objections received all raised issue with the use of the private land to the rear of the site which is owned by the Community/Family centre and which can be access from the garden via a gate. Concern was raised that the private land would be used as a thoroughfare for builders entering and leaving the site during the works.

Conclusion

The proposed rear extension at ground floor level and balcony at first floor are considered acceptable with regards to policies CS5, CS14, DP24 and DP26 in addition to supplementary planning guidance.

Recommendation: Grant planning permission.