

Delegated Report		Analysis sheet		Expiry Date:		24/10/2014	
		N/A		Consultation Expiry Date:		02/10/2014	
Officer				Application Number(s)			
Sam Watts				2014/5372/P			
Application Address				Drawing Numbers			
22 South Grove London N6 6BB				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of garage into habitable space and replacement of garage roller shutter with new glazing and door							
Recommendation(s):		Grant conditional 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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press Notice displayed from 11/09/2014 – 02/10/2014. Site Notice displayed from 05/09/2014 – 26/09/2014. No responses received.					
CAAC/Local groups* comments: *Please Specify		No response received from Highgate CAAC.					

Site Description

The site is a two storey modern terraced dwelling located on the north side of South Grove. The site is in the Highgate Village Conservation Area, but is not noted as a positive contributor in the Highgate Conservation Area Appraisal and Management Strategy.

Relevant History

PE9800159R1 - Proposed alterations and extensions including new front glazed stair enclosure extension, new front and new French doors at first floor level, replace velux rooflights in the rear elevation. – **Granted 29/06/1998**

Relevant policies

The National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies(2010)

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)

Highgate Conservation Area Appraisal and Management Strategy (2007)

Assessment

Proposal:

Planning permission is sought for the replacement of the roller shutter with a new steel glazed door involving the conversion of the garage into habitable use.

Design:

Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.

The proposed development is considered to be a modest alteration to the property which would not cause detrimental harm to the character of the host building or the surrounding terrace row.

The proposal is seeking to install a side hung fully glazed steel window. This is in keeping with the fenestration in the elevations above and would not appear as an incongruous addition to the property. Given the proposal would not involve increasing the existing aperture it would not impact on the proportions of the building. In terms of material the proposed use of glazed steel framing would be well integrated with the host building where the existing windows are of aluminium construction. As such the proposal would relate well to the parent building. As such no objections are raised on design grounds.

Amenity

Due to the nature of the proposed works there would be no impact on the amenity enjoyed by neighbouring residents. The garage is too small to accommodate modern cars and there is space for parking on the driveway as happens at present, so there will be no impact on onstreet parking conditions as a result of losing the garage.

Conclusion

It is concluded that the proposed development would be an acceptable form of development that would accord with the relevant policies of the Local Development Framework and in this regard no objection is raised.

Recommendation: Grant conditional permission.