

Delegated Report		Analysis sheet		Expiry Date:		29/09/2014	
		N/A / attached		Consultation Expiry Date:		11/09/2014	
Officer				Application Number(s)			
Katrine Dean				2014/4312/P			
Application Address				Drawing Numbers			
3 Bisham Gardens London N6 6DJ							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Formation of one window on first floor, two dormers on second floor and demolition of chimney on the rear elevation.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		No response.					

Site Description

The application site is located on Bisham Gardens in Highgate Village Conservation Area. The works relate to the rear elevation of a 19th century terrace. The building is constructed of red bricks with stone and stucco dressing painted white and a slate covered mansard roof. The rear elevation is well screened from any public vantages of the Conservation Area. The rear garden space is limited by the corner of number 29A.

Relevant History

2013/7679/PRE - Insert four windows at the rear. Pre-application advice issued on 16/12/2013, providing general planning advice on the general principle of the proposed works.

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 2011

CPG1 (Design)

CPG6 (Amenity)

Highgate Village Conservation Area Statement

Assessment

Proposal

This proposal seeks planning consent for the formation of two dormers in the mansard roofspace on the third floor and a sash window on the first floor of the building at the rear. The dormers would project from the roof by 0.7m and would be 1.5m in width by 2.5m in height. The windows would be timber sashes, matching the existing ones in the building. The existing chimney would be removed at the rear, to allow for the dormer to be formed.

Amendments to the proposal have been secured from the applicant, reducing the size of the rear dormers and lowering the proposed window on the first floor to be positioned a sufficient distance below the eaves line.

Design

The proposal would involve the formation of a sash window, which would align vertically with the patio doors on the ground floor, which is acceptable and complies with the advice in the CPG1. The revised dormers would be well proportioned within the roofspace and would not over-dominate the rear elevation. Although this part of the terrace has no existing dormers and the formation of one of them would result in the loss of the redundant chimney stack at the rear, it is not considered that the proposal would harm the appearance of the host building or the Conservation Area. The chimney, although an architectural feature of the building, is not visible from any public vantages of the Conservation Area. Its contribution thereto, is also somewhat limited by the positioning of the neighbouring building's corner immediately to the north and up against the rear elevation of the building. The terrace has side chimneys, which would be unaffected by the proposal, and these would continue to contribute to the Conservation Area. In general terms, the proposal is in compliance with the relevant legislation and guidance on design.

Amenity

The proposal would not have an unacceptable impact on residential amenity of the surrounding neighbours.

Recommendation

Having given consideration to the above assessment, it is considered that the proposal complies with the policies and guidance of the Council and should therefore be granted subject to conditions.