

# 62B Highgate Road



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**Above:** Subject site and surrounding development, including 64 (Listed Building, left), 62A (centre) and 62 Highgate Road (right).

**Below:** Street view of the subject site from Highgate Road.





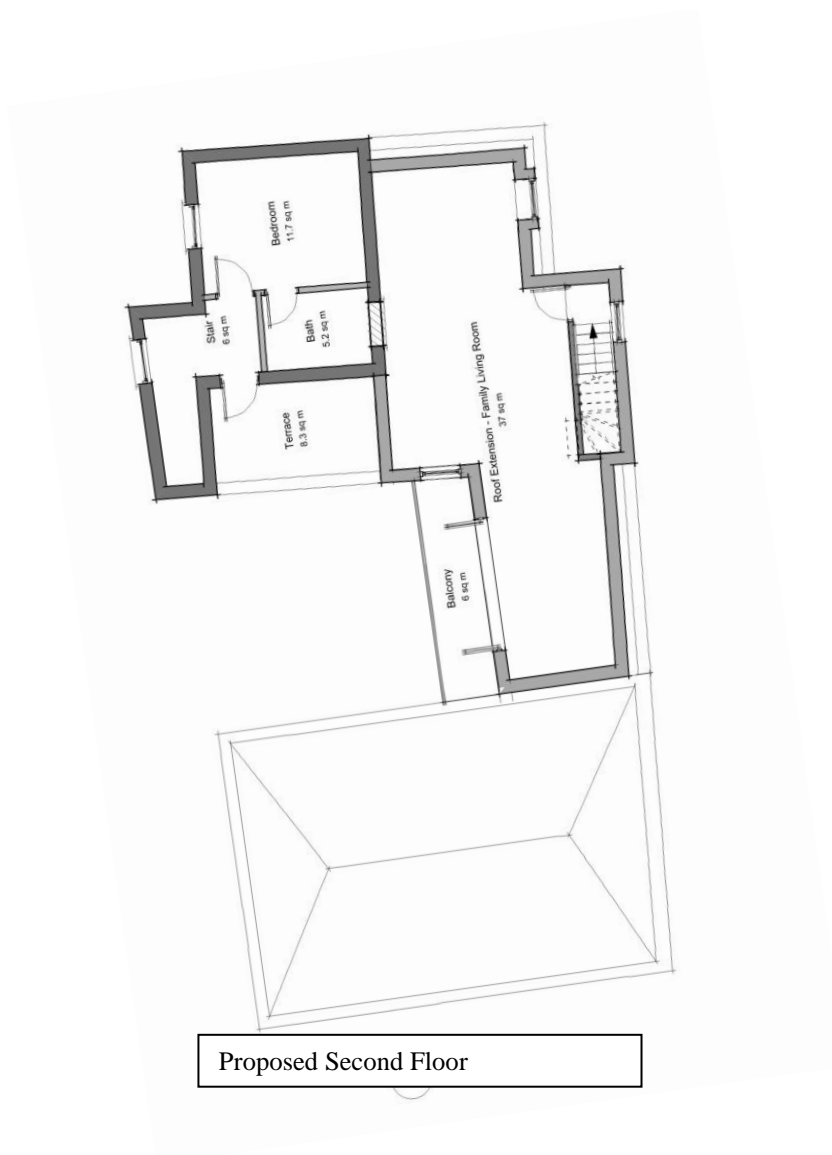
**Above:** Within College Lane, facing South East and adjacent to subject site (right hand side of photograph)



**Above:** Within College Lane, facing South East and adjacent to 55 Lady Somerset Road (left hand side of photograph)



Above: Aerial Photograph looking north over subject site (source: [www.bing.com](http://www.bing.com) )



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>30/12/2014</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>04/12/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Simon Vivers			2014/6625/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
62B Highgate Road London NW5 1PA			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Single storey roof extension with balcony (fronting Highgate Road) on existing 1st floor flat roof of residential dwelling.				
<b>Recommendation(s):</b>	<b>Grant subject to Conditions</b>			
<b>Application Type:</b>	<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>05</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Objections have been received from neighbouring properties at 60 and 64 Highgate Road (2 objections received), 55 Lady Somerset Road and also 15 Evangelist Road noting the following concerns:</p> <ul style="list-style-type: none"> <li>• Neighbour notification was not carried out properly.</li> <li>• 62B (Highgate Road) is a recent build which was granted on appeal, but did not conform to the conditions which were set. The windows did not meet the specified requirements and the building did not receive a Building Regulations Certificate.</li> <li>• Planning consent was granted for the property on the condition that it was not higher than two storeys, to protect the neighbours' outlook.</li> <li>• The property is owned by a property developer who rents it out to tenants, takes no part in local matters and has no interest in the local environment.</li> <li>• The extension would tower over the back of the objector's Grade II listed building, reducing light to the back windows of the house, garden and roof terrace and reducing their view of the sky, which would be unacceptable.</li> <li>• The objector was informed that they would not be granted planning permission for a second floor extension at the back of their house, which would have been less visible than this proposal and would have received support from the neighbours. It would be inconsistent to grant planning permission for a proposal which is more bulky and higher than that at number 64.</li> <li>• The extension would tower above College Lane and would be out of keeping with the height of the back of other College Lane houses, making the lane darker, less safe and obstructing the view of the sky.</li> <li>• Its obtrusive height, bulk and ill-matching architecture would reduce the quality of and be out of keeping with Dartmouth Park Conservation Area in terms of design.</li> </ul>					
<b>Officer comments:</b>	<ul style="list-style-type: none"> <li>• The surrounding neighbours were notified of the proposal by letter issued on 04/11/2014 and site notices were displayed on 06/11/2014, also an advert was placed in the Hampstead &amp; Highgate Newspaper on 13/11/2014, in accordance with legislation.</li> <li>• This application deals specifically with an extension and does not revisit the construction or any building control matters which may have arisen in the past.</li> <li>• No condition appears to have been placed on 8500221 covering building heights.</li> <li>• Whether the property is leased or not (unless it is short lets) is not a material planning consideration.</li> <li>• The extension would not abut the listed building, and therefore its impact would be limited, yet this has been considered within the application.</li> <li>• Each case is assessed on its own individual merit and acceptability. A number of factors are balanced when reaching a decision, not only whether it would be visible or not from the street-scene.</li> <li>• College Lane is already dark, with a canyon-like effect having been created by the rear solid boundary treatments of the houses on Highgate Road and vegetation. The addition of another storey would have a limited impact on the existing situation.</li> <li>• The design of the extension is assessed in section 3 of the assessment.</li> </ul>					

**CAAC/Local groups  
comments:**

No response received.



## Site Description

The subject property fronts Highgate Road to the west and College Lane to the east. The property is a mid-terraced flatted two storey building, a portion of which is recessed back from the main building line of 62A Highgate Road, which it was originally linked with. The building is finished in stock brick on the first and upper floor elevations and render on the ground floor. The massing of buildings at this part of Highgate Road is staggered, with some being two storeys and others three storeys in height. Access is taken from a front courtyard, shared with 62 and 62A Highgate Road. The property is located adjacent to a listed building, situated at 64 Highgate Road.

## Relevant History

2014/4955/PRE - Extension to flat 62B, on existing flat roof space at the rear of the building, along with balcony space looking into the courtyard. Pre-application advice issued on 12/09/2014 encouraging an application to be submitted.

2004/1158/P (Granted 24 August 2004) – Change of Use including works of conversion of the existing two-storey office building to a four bedroom dwelling; demolition of existing single storey buildings at No. 62a and the erection of two, 3 bedroom houses.

2003/2171/P & 2003/2863/C (Refused 23 December 2003) – Demolition of 62 & 62A Highgate and redevelopment to include the erection of three houses (approved on appeal).

8500221 (Granted 04/04/1985) - Erection of a side extension comprising entrance lobby and toilets and alterations to the front and side elevations, including new entrance gates and fencing.

8401653 (Granted 14/11/1984) - Change of use to offices.

## Relevant policies

### NPPF 2012

### The London Plan March 2015, consolidated with alterations since 2011

### LDF Core Strategy and Development Policies

#### Core Strategy:

CS5 (Managing the impact of growth and development)  
CS14 (Promoting high quality places and conserving our heritage)

#### Development Policies:

DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

#### Camden Planning Guidance 2011:

CPG 1 – Design  
CPG 6 – Amenity

#### Dartmouth Park Conservation Area Statement

## Assessment

### 1. Proposal

- 1.1 The proposal seeks planning consent for the erection of a single storey rear extension with balcony above the existing 1<sup>st</sup> floor flat roof. The extension would be partially finished in facing brick to match the surrounding properties, with a central grass sedum roof covering and lead mansards at either side. The extension will have a Gross Internal Floor Area of 40.8m<sup>2</sup>, and will create additional living space for the existing unit. The additional storey will increase height of the rear of the host building by 2.5m, which will then create a generally uniform three storey height over 62A and 62B Highgate Road.
- 1.2 The proposed extension was the subject of a pre-application planning advice application 2014/4955/PRE, which was mainly in support of the development.
- 1.3 The original plans were revised to provide an increased setback between the extension and the listed building located at 64 Highgate Road, and also to provide mansards which are in accordance with relevant planning guidance in terms of setback and the use of parapet walls. Further revisions occurred to the rear elevation of the proposal, to ensure that it will not compromise the amenity of the approved development at 1-8 College Yard, to the rear of the site. This is discussed within section 3.6 and 4.3 of this report.

### 2. Assessment

- 2.1 The main planning considerations are:
- a) the impact of the proposal on the appearance of the building and on the character and appearance of the conservation area, and
  - b) the impact on neighbour amenity.

### 3. Design

- 3.1 Policies CS14, DP24 and DP25 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings.
- 3.2 The extension is considered generally acceptable in terms of design, in that it takes into account the design of the property and its surroundings, as required on page 29 of the CPG1. The additional storey would not be out of context with the massing of the buildings along the road, given the buildings to the north-west are all three storeys in height, including part of 62A Highgate Road. The proposal has been designed to be secondary to the overall building, and will respect and preserve its original character and architecture. The mansards are shown to be generally in accordance with CPG1, in terms of angle, setback and height. Whilst the angle is slightly steeper than the CPG guidelines, due to the detailed design and the location, the proposal is considered acceptable in this instance.
- 3.3 A green roof is proposed on one element of the roof extension. No details have been provided and therefore a condition is recommended to be added to any permission requesting further details of this element to ensure sufficient depths are proposed and adequate bio diverse elements are secured.
- 3.4 The setting of the listed building is not considered to be negatively affected by the extension, which would be finished in matching brick and lead to the mansard part. Further, the extension does not adjoin the listed building, and is set back from the primary frontage. Both materials are considered to be acceptable and in compliance with the advice on page 31 of CPG1. Further, the use of mansard roofs over a continuation of brick material is considered to reduce visual bulk associated with the development. It is recommended that a condition is applied to the approval requiring that further details are approved for the windows, to ensure that the overall development is complimentary to the existing building.
- 3.5 The proposal will introduce an additional 2.5m height at the College Lane boundary. The narrow width of the lane, existence of double storey buildings built to boundary (those fronting College Yard and Highgate Road) and general boundary walls have established a sense of enclosure within the lane. It is not considered that the proposal development would create significant change to the existing situation,

or cause subsequent impact upon pedestrian safety. As noted in the pre-application assessment, there is no necessity to preserve the existing gap between the front and the rear of the building because the industrial building does not currently add to the aesthetics of the Conservation Area.

3.6 It is relevant to note that planning permission has been granted at 1 – 8 College Yard (reference 2014/5054/P), for erection of a three storey building comprising 4x houses and 2x maisonettes. If constructed, the development will replace the existing industrial building situated at the site, and will front College Lane. Should both approvals be constructed, the lane will be characterised by three storey height in the immediate area. It is considered that the schemes are compatible with each other, and will also give regard to the streetscape of the lane. In particular, application 2014/5054/P will provide an increased setback to College Lane, introduce active frontages and increase passive surveillance, which would assist to alleviate concerns in relation to pedestrian safety. It is not considered that the additional height proposed by the extension would not cause any excessive harm in terms of bulk and scale, on the lane or the development of 1–8 College Yard, as outlined in part 3.4 of the assessment.

#### **4. Amenity**

4.1 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 to development that would not harm the amenity of neighbouring residents. Privacy, overlooking and daylight/sunlight are the key amenity considerations in this instance.

4.2 The proposal will introduce a large folding door and a small balcony which face east (to Highgate Road) and four windows which face west (over College Lane). Page 37 of CPG6 recommends a minimum distance of 18m between windows of habitable rooms (and balconies) of a proposed development and those of an existing development, which the proposal is shown to comply with. Therefore in terms of privacy and overlooking, the development is not considered to introduce any unreasonable impact in this regard on adjacent or nearby properties. The habitable room associated with the extension will have views to the existing terrace of 62A Highgate Road, but will not face any of its rooms. As such, the development is not considered to cause any unreasonable conflict.

4.3 Design amendments have occurred at the rear elevation due to direct views which would occur between the subject scheme and the approved scheme at 1-8 College Yard. These amendments have included the removal of two mansard windows which front College Lane, and the opaque treatment of the remaining mansard window. It is not considered necessary for the window servicing the stairwell to be made opaque. The small dimensions and its location (primarily servicing the stairwell) would limit the opportunity for casual direct views between rooms both developments. The amended design is considered to suitably mitigate concerns with regards to privacy and overlooking, and is therefore compliant with CPG6.

4.4 The applicant has submitted a daylight/sunlight report which assesses the impact of the development on surrounding buildings with specific focus on the windows and private amenity areas of 64 Highgate Road. The report assesses the impact on daylight in terms of the Vertical Sky Component (VSC). BRE guidelines advise that VSC should be a minimum of 27%, and if a new development reduces VSC to neighbouring windows to less than 27% and less than 0.8 times its former value, the impact will be significant. The report indicates that three of the six windows assessed at 64 Highgate Road have an existing VSC in excess of 27% (first floor windows), while ground floor windows have a VSC less than 27%. The report further indicates that the proposed development would reduce VSC to a maximum ratio 0.97. As such the report indicates that the proposal would comply with BRE guidance and would not harm daylight to adjoining properties. The report has not included the approved development at 1 - 8 College Yard, however the assessment does not identify any significant loss of daylight or overshadowing towards College Lane, which would cause unreasonable harm.

4.5 BRE guidelines advise that for sunlight, only windows facing within 90° of due south should be assessed. The buildings surrounding or adjacent to each site do not contain windows within 90° of due south, therefore sunlight has not required further assessment. Also due to the north facing location of existing rear amenity areas, the proposal is not considered to introduce new impacts in terms of

overshadowing. Overall, the proposal is not considered to significantly harm sunlight or daylight of the adjacent property, or those in the greater vicinity. The proposal is therefore considered to be acceptable and in general compliance with CPG6.

## **5. Recommendation**

5.1 Having given regard to the above assessment, it is considered that the proposal complies with the relevant policies and guidance of the Council and is therefore recommended for approval, subject to conditions.

### **DISCLAIMER**

**Decision route to be decided by nominated members on 30th March 2015. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**

Mr Alastair Norton  
Norton Mayfield Architects  
Spaceworks  
Harland Works  
John Street  
Sheffield  
S2 4QU

Application Ref: **2014/6625/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 4206

1 April 2015

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**62B Highgate Road**  
**London**  
**NW5 1PA**

# DECISION

Proposal:

Single storey roof extension with balcony (fronting Highgate Road) on existing 1st floor flat roof of residential dwelling.

Drawing Nos: Location Plan, 1417-E-100, 1417-PL-100F, 1417-PL-101A, 1417-PL-102, 1417-SK-099, Design and Access Statement, Daylight Sunlight and Overshadowing Report (reference: 15-1300, prepared by Syntegra Consulting, dated 09/02/2015).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan, 1417-E-100, 1417-PL-100F, 1417-PL-101A, 1417-PL-102, 1417-SK-099, Design and Access Statement, Daylight Sunlight and Overshadowing Report (reference: 15-1300, prepared by Syntegra Consulting, dated 09/02/2015).

Reason:  
For the avoidance of doubt and in the interest of proper planning.

- 4 Full details in respect of the green roof in the area indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The extension shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The mansard roof window to the rear elevation hereby approved, shall be

obscured glazed, as shown on the approved drawings. The obscured glazing shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment