

91 Hillway (2015/0245/P)



Site Photos



Front elevation



Rear Elevation



Similar design of neighbouring garage door

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/03/2015
		N/A		Consultation Expiry Date:	09/07/2015
Officer			Application Number(s)		
Neil Collins			2015/0245/P		
Application Address			Drawing Numbers		
91 Hillway London N6 6AB			Please refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey ground floor rear extension, following removal of existing extension. installation of a new door and balcony at rear first floor level; installation of one rear and one side dormer window; installation of two roof lights within side roof slope and one roof light on existing first floor side extension; enlargement of first floor window on the front elevation; and enlargement of the single storey ground floor side extension on the front elevation to facilitate the reinstatement of the original garage in connection with use as a dwelling (Class C3).					
Recommendation(s):		Grant Planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	2	No. of responses	0	No. of objections	0
			No. electronic	0		
Summary of consultation responses:	<p>A site notice was displayed on 17/06/2015, expiring on 08/07/2015, and a public notice was published in the local press on 18/06/2015, expiring on 09/07/2015.</p> <p>No representations have been received as a result of the public notification.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Holly Lodge CAAC:</u> Objection.</p> <p>An objection has been received on the following grounds</p> <ul style="list-style-type: none"> • Inappropriate metal material for first floor window, which should match timber windows on the building; • The proposed garage door should be timber in appearance. <p><i>Officer Response:</i></p> <p><i>The design of the proposed alterations, and precedent at number 93 Hillway, is discussed at paras. 2.2 – 2.6.</i></p>					

Site Description

The site comprises a two-storey semi detached dwelling house located on the west side of Hillway. It lies within a group of similar properties that are homogenous in their design and are a typical characteristic for this part of the Holly Lodge Conservation Area. The predominant land use is for residential.

The site is not listed but lies within the Holly Lodge Estate Conservation Area, and is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

91 Hillway:

12/09/2013 - Erection of a single storey ground floor rear extension, following removal of existing extension. installation of a new door and balcony at rear first floor level, installation of a dormer window in the rear roofslope and a dormer window in the northwest side roofslope and enlargement of the single storey front ground floor side extension, all in connection with use as a dwelling (Class C3). (Ref: 2013/4512/P)

08/05/2003- Certificate of lawfulness granted for conversion of garage to kitchen and of carport to utility room/w.c. and installation of additional bathroom within existing enclosed floor area (Ref: 8402101)

06/12/1988- Permission granted for conversion of loft into one habitable room including the installation of dormer and velux windows (Ref: 8802241)

12/11/1987- Permission granted for the erection of a single-storey rear extension (Ref: 8701035)

08/04/1994- Permission granted for alterations to the roof including the installation of dormer windows to the side and rear and velux windows (Ref: 9300860)

29/02/1996- Permission granted for the erection of a single storey rear extension to the side of the existing rear extension (Ref: 9502088R1)

08/05/2003- Certificate of lawfulness granted for the change of use including alterations of garage to habitable room (Ref: 9100443)

31/03/2004- Permission refused for alterations to the roof of dwelling house, including dormer extensions and the insertion of roof lights to the side and rear roof slopes (Ref: 2003/0033/P)

93 Hillway:

25/02/2015 - Amendments to planning permission 2013/6887/P (dated 12/03/2014) for the partial extension to the front elevation - to relocate an existing window on the front elevation; install two rooflights on the side elevation and on the flat roof at 2nd floor level; and to alter the windows at the existing rear dormer window (Ref: 2015/0244/P)

Relevant policies

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)

Revised Camden Planning Guidance 2011

CPG 1 Design- Chapters: 1, 2, 3, 4 & 5

CPG 6 Amenity – Chapters: 6 & 7

Holly Lodge Estate Conservation Area Appraisal and Management Strategy 2012

London Plan 2015, consolidated with alterations since 2011

National Planning Policy Framework 2012

Assessment

1.0 Proposal:

1.1 The applicant seeks consent for alterations and extensions to the building. The proposal is a modification of a consented scheme (2013/4512/P). In its entirety, the proposal comprises:

- The forward extension of an existing ground floor side extension to provide a new garage in the location of the original (with garage door on the front elevation);
- A replacement single storey rear extension;
- Alterations to rear elevation to reduce the existing first floor side extension; and
- The installation of one rear facing and one side facing dormer extension set within the roof slopes.

1.2 This application seeks permission for amendments to the consented scheme, which can be defined as follows:

- The widening and replacement of the first floor window on the front elevation of the first floor side extension;
- A change from timber to a metal framed garage door;
- A change from traditional timber framed to contemporary frameless rear dormer window;
- The insertion of a roof light within the flat roof of the first floor side extension; and
- The installation of two roof lights within the south eastern (side) facing roof slope.

1.3 Following officer negotiation, the proposal has been revised so that a timber window replacement is now proposed for the first floor rather than aluminium.

2.0 Assessment

2.1 The main considerations are:

- Planning history;
- The impact of the proposal on the appearance of the host building and the Holly Lodge Estate Conservation Area; and
- The amenity of adjoining occupiers

Planning history

- 2.2 A key consideration for this application is the history of planning decisions including the consented scheme for the application property itself and others within the vicinity.
- 2.3 It should be noted that the proposed amendments would not result in a scheme that would be significantly different to the consented. The amendments concern the slight alteration of window sizes and their materials. A key consideration is that almost identical alterations have been approved at the adjacent property, number 93 Hillway (ref: 2015/0244/P). As such, the amendments proposed by way of this application would be generally consistent with the decision to grant those relating to number 93 and would result in a consistent appearance in terms of the fenestration of the buildings.

Impact on the character and appearance of the host building and conservation area

- 2.4 It is noted that, whilst this building forms one of many houses built by the same house builder and comprise the same architectural design, there are differences between them resulting from past alterations. As such, the general character of the area is that of houses that are similar, not identical, in design. The proposed alterations are not considered to be significant to the overall appearance of the building, the general character and appearance of which would be preserved.
- 2.4 The proposed roof light within the first floor flat roof would not be seen from ground level. Views of the rear dormer window would be generally restricted to the rear of the building and would not be widely appreciated from public areas. Furthermore, the contemporary appearance of the proposed replacement fenestration would be in keeping with other alterations on the rear of buildings in the vicinity of the site. As such, these elements of the proposal are not considered to have any significant impact upon the appearance of the building and conservation area.
- 2.5 The proposed installation of two further roof lights on the south east facing roof slope would not have any significant implications given that they would be conservation grade and would be relatively small and set well within the existing roof slope.
- 2.6 The proposed alterations to the garage door and first floor window on the front elevation are considered to be acceptable. Following officer negotiation, the first floor window has been revised from aluminium to timber framing, which is considered to be appropriate to the conservation area. The revision has specific regard to the Holly Lodge Estate Conservation Area Statement (HLECAS), which highlights that Arts and Craft character features of buildings in the conservation area are being eroded. The first floor window and garage door are not original features of the application building, but do contribute to conservation area character. The proposed garage door would be metal framed, which would be consistent with the application approved next door, at number 93, and is considered to preserve the character and appearance of the conservation area.

Amenity

- 2.7 The only relevant changes to the consented scheme in terms of the impact upon residential amenity are the introduction of new roof lights. The first floor roof light within the existing flat roof would have no impact upon neighbours at all. The proposed two additional side facing roof lights at roof level would not provide any new vantage point from which neighbouring windows would be overlooked. As, such no significant impact in terms of amenity is envisaged.

3.0 Recommendation: Grant planning permission subject to conditions

DISCLAIMER

Decision route to be decided by nominated members on Monday the 20th July 2015. For further information please click [here](#)

Mr. Philip Andrews
WvH Planning Ltd
Elm Cottage
High Park Avenue
East Horsley
Surrey
KT24 5DD

Application Ref: **2015/0245/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

15 July 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**91 Hillway
Highgate
London
N6 6AB**

DECISION

Proposal:

Erection of a single storey ground floor rear extension, following removal of existing extension. installation of a new door and balcony at rear first floor level; installation of one rear and one side dormer window; installation of two roof lights within side roof slope and one roof light on existing first floor side extension; enlargement of first floor window on the front elevation; and enlargement of the single storey ground floor side extension on the front elevation to facilitate the reinstatement of the original garage in connection with use as a dwelling (Class C3).

Drawing Nos: PL.00; PL.01; PL.02; PL.03 Rev A; and Design and Access Statement, produced by P Andrews, dated January 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 policy 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: PL.00; PL.01; PL.02; PL.03 Rev A; and Design and Access Statement, produced by P Andrews, dated January 2015.

Reason:

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

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

DRAFT

DECISION