

Delegated Report		Analysis sheet		Expiry Date:		16/10/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		08/10/2015	
Officer				Application Number(s)			
Laura Hazelton				2015/4772/P			
Application Address				Drawing Numbers			
20 Highfields Grove London N6 6HN				Please refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear first floor infill extension; enclosure of side path between host building and garage at ground floor level; new external stairs with glazed roof and access door to the rear of the garage; replace existing window with new double doors to front ground floor; replace existing windows with doors to ground floor rear; and new windows to first floor rear.							
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	07	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press on 17/09/2015 (expiring 08/10/2015) and a site notice was displayed between 16/09/2015 to 07/10/2015.</p> <p>No objections have been received from adjoining occupiers.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>An objection was received from the Highgate Village Conservation Area Advisory Committee (CAAC):</p> <p>Highgate CAAC objects to this application because the alterations suggested are out of character with a remarkably homogeneous development of which the house is a part. It alters the characteristic fenestration in an unacceptable way and increases the apparent bulk of the building.</p> <p>Officer response</p> <p>Please refer to section 3 below for a detailed response.</p>					

Site Description

The site is located to the northwest of Highfields Grove, a gated estate accessed via Fitzroy Park which is a private road. The site comprises a two storey single dwelling house constructed in the 1980s and is part of an estate of 24 houses set in landscaped grounds behind security gates. Permitted development rights were removed as part of the original planning permission.

The site is located in the Hampstead Village Conservation Area and is not listed. There are no listed buildings in the immediate vicinity.

Relevant History

Application site

2009/1845/C – Demolition of existing two storey single family dwellinghouse (Class C3). Refused 28/10/2009 and dismissed at appeal 17/09/2015.

2009/1838/P - Erection of a new three storey single family dwellinghouse (Class C3), following demolition of existing two storey single family dwellinghouse. Refused 28/10/2009 and dismissed at appeal 17/09/2010.

Neighbouring properties

1 Highfields Grove:

9100577 - The erection of an infill extension at rear first level to form an additional bedroom for the existing dwelling house. Granted 05/09/1991.

2011/2197/P – Erection of a single storey side extension at ground floor level to existing dwelling house and landscaping works including the installation of timber decking to rear garden (Class C3) granted 04/07/2011

2 Highfields Grove:

2009/2670/P – Alterations including a first floor rear infill extension with new window, installation of new window to the east elevation and alteration of a window on the south elevation of the residential dwelling (Class C3). 26/08/2009.

5 Highfields Grove

2014/5771/P – Creation of a new basement to the front, side and beneath the existing dwelling; single storey side and rear extensions; a part one part two storey extension; enlargement of terraces and the removal and pruning of trees. Granted 17/03/2015

2012/2115/P – The erection of a side conservatory and outbuilding to existing house (Class C3) granted 02/07/2012

2004/5143/P - The enclosure of existing entrance canopy to form porch, extension at first floor level by enclosing part of terrace area and the blocking up of 2 windows at ground floor level. Granted 25/01/2005.

6 Highfields Grove

2012/5551/P – Erection of a single storey extension to rear of existing dwelling house (Class C3). Granted 18/12/2012

13 Highfields Grove

9502040R1 – Erection of extensions at lower ground floor, ground floor and at first floor level. Granted 21/06/1996.

14 Highfields Grove

2014/7035/P – Erection of a single storey glazed extensions to front and rear with associated landscaping works to the rear garden. Granted 23/01/2015

Relevant policies

National Planning Policy Framework 2012

London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategies

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)

Supplementary Planning Guidance

CPG1 - Design 2015

CPG 6 – Amenity 2011

Highgate conservation area appraisal and management strategy 2007

Assessment

1.0 Proposal

1.1 The proposal involves the following:

- The erection of a rear first floor infill extension. The proposal would infill an area between two existing first floor elements. It would have a flat roof and would not be any deeper than the rear building line. A new window would be installed to match the existing.
- Enclosure of side path between host building and garage at ground floor level with 3 x rooflights.
- New high level window to side elevation at ground floor level and removal of side window at first floor level.
- New access door to the garage at rear first floor level, with a new black-painted steel staircase and handrail.
- New window to ground floor front elevation (right side) to match existing in all details and raise window sills of existing ground floor front elevation windows (left side);
- New doors and windows at rear ground floor level to match the existing in all details.
- Replace existing metal handrail to side wall with brickwork to match the existing wall in height and details.

1.2 Revisions

1.3 The proposal was amended at the officer's request to change the design of the staircase to the rear of the garage. The original glass balustrade and glazed roof over the staircase was revised to a simple black metal staircase and handrail.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the character of the host property, the surrounding Highfields Grove estate and the wider Highgate Village Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design and impact on conservation area

3.1 Rear first floor infill extension

3.2 Permitted development rights were removed as part of the original planning permission in order to retain the architectural uniformity of the estate. The pitch and form of roofs within the estate is a double pitched roof with overhanging eaves with single storey garages and porches. The proposal involves infilling the central element towards the rear of the property and building up the rear elevation in order to create a flat roof. Although the slope will be lost, the characteristic feature of a double pitch will still be clearly visible. The slope would be retained in the front elevation of the property and the alteration to the rear of the dwelling would not be visible within the street scene. The new window would be in the same style, size and position as the existing windows, ensuring a complementary addition to the host property that would not harm the character or appearance of the host building or conservation area.

3.3 Installation and alterations to windows and doors

3.4 The windows within the estate are considered to be an important feature of the buildings in terms of the size, material and position. It is usual for windows to be paired and in line with windows below.

3.5 To the rear, the proposal includes the installation of new windows and 'infill' windows at ground and first

floor, which would serve to increase the overall width of the existing windows. Although the existing gaps between the pairs of windows would be lost, the overall symmetry of the elevation would be maintained, with the ground and first floor windows still the same size and in line with each other. The proposal also includes the installation of new doors to the rear ground floor. They would be the same width and in line with the windows above, and would match the existing in terms of size, design and materials.

3.6 To the front elevation, the ground floor window sills (to the left side) would be raised, as the applicant intends to raise the internal floor level. This would be a minor alteration with no changes to the style or design of the windows, and they would still be in line with the windows above.

3.7 To the right side, the existing window would be widened and would match the existing in terms of height, design and materials. Although the new opening would not be in line with the windows above, the front elevation was not symmetrical to begin with, and the proposal is therefore not considered to harm the character or appearance of the host property.

3.8 The changes to the fenestration and the alterations to doors and windows would be consistent with the appearance of the host property and reflect other developments on the Highfields Grove estate. The new windows would be of the same height, design and materials as the existing windows and are therefore not considered to be harmful to the character of the building, architectural uniformity of the estate or the character and appearance of the conservation area.

3.9 Enclosure of side path between host building and garage at ground floor level with 3 x rooflights.

3.10 The single storey side infill extension is a modest, subordinate addition, set down at ground level behind the raised garage. There would be very limited views of the development from street level, and it is therefore considered to preserve the character and appearance of the host building and wider conservation area.

3.11 New access door to the garage at rear first floor level, with a new black-painted steel staircase and handrail.

3.12 These works would be to the rear north eastern corner of the property and would not be visible from surrounding properties or the wider public realm. The works are considered a sympathetic addition that would not harm the appearance of the host building or the Highgate Village Conservation Area.

3.13 Replace existing metal handrail to raised boundary wall with brickwork

3.14 The removal of the existing white painted metal railing and its replacement with brickwork to match the existing wall is considered a minor change, and one that would improve the appearance of the existing wall.

3.15 The Council's conservation officer has reviewed the submission and considered the works appropriate; and overall, it is considered the proposed alterations would not have a detrimental effect upon the character of the building, the architectural uniformity of the estate or the character and appearance of the conservation area.

4.0 Amenity

4.1 The proposed window on the side elevation at ground floor level would be at high level. Views out of the window are blocked by the raised garage to the side of the property and it would therefore have no impact on neighbouring amenity. Similarly, the windows to the rear of the property are not visible from surrounding properties and would therefore not impact on the amenity of neighbouring occupants. The proposed windows on the front and rear elevations are aligned to existing windows and it is considered there would be no greater level of overlooking from the windows than from the existing.

4.2 It is considered the proposal would not result in a significant loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, outlook and privacy.

5.0 Recommendation

5.1 Grant planning permission.

DISCLAIMER:

Decision route to be decided by nominated members on *Monday 19th October 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'.