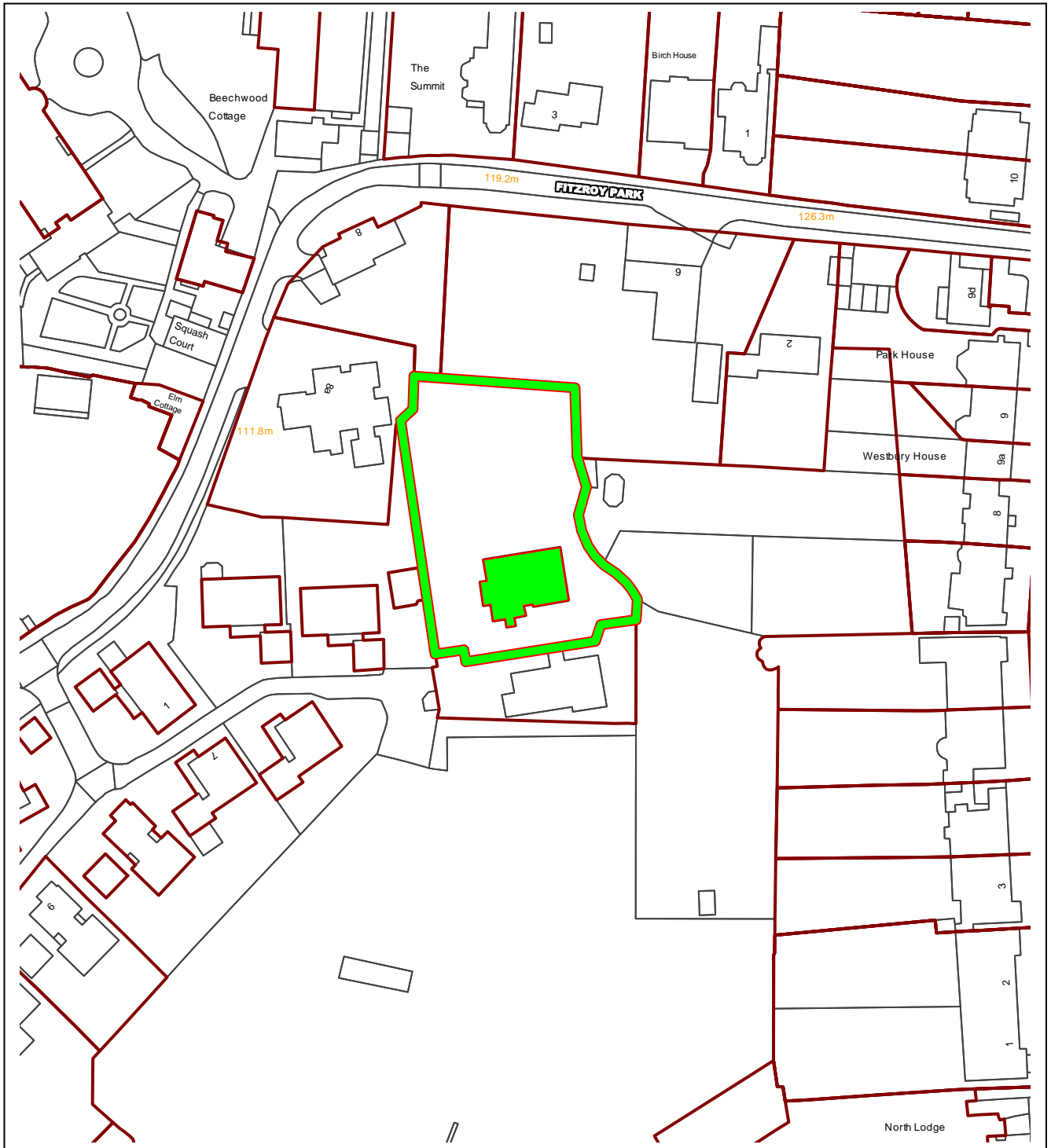


# 4 Highfields Grove, Highgate 2016/3885/P



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**Photo 1 - Front elevation view from Highfields Grove**



**Photo 2 - Front elevation long view from Highfields Grove**





**Photo 3 - Existing garden land to south of dwelling looking to the front (west) (site of extension and raised terrace)**



**Photo 4 - Existing garden land to the south of dwelling - looking to the rear (east)**



**Photo 5 - Existing high hedge on the southern boundary with no. 5**





**Photo 6 - Side elevation of neighbour at no. 5 - showing side windows and existing high hedge with the application site.**

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>07/09/2016</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>26/08/2016</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Robert Lester				2016/3885/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 Highfields Grove London N6 6HN				574/P/001, 574/P/002, 574/SK/003, 574/P/004A, 574/P/005, 574/P/006, 574/P/007, 574/P/008, 574/P/009, 574/P/010, 574/P/011B, 574/P/012, 574/P/013B, 574/P/014A, 574/P/015, 574/P/016.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of side extension to provide additional first floor level living-space and raising level of adjoining side garden to match floor levels							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed on 29th July 2016 to 19th August 2016 and a press notice was advertised on 5 <sup>th</sup> August 2016 to 26 <sup>th</sup> August 2016. No responses were received from neighbouring occupiers.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<u>Highgate CAAC – Comments</u> <ul style="list-style-type: none"> <li>There is the possibility of overlooking of neighbours from the new extension and this should be considered.</li> </ul> <u>Case Officer's Response:</u> <ul style="list-style-type: none"> <li>See paragraph 3.1 of the assessment section of this report.</li> </ul>					

## Site Description

The site is located at no. 4 Highfields Grove, which is a private cul-de-sac located off Fitzroy Park to the west of Highgate Village. The site contains a large detached dwelling house, which is a part of a 1980s built residential estate. The site is located within the Highgate Conservation Area.

The site slopes steeply up from west to east. The site access on Highfields Grove is at lower ground floor level and the site ground level steps up to ground and then first floor level.

The land on the southern side of the dwelling is part of the garden and is located just below first floor level due to the level changes on the site.

The southern site boundary is defined by a high hedge and the adjacent detached dwelling to the south at no. 5 is located at a lower level.

## Relevant History

2016/4465/P - Installation of two roof mounted air conditioning units – pending.

PEX0300219 - Addition of new front entrance gates and canopy to the front of the house, a new double-garage plus altered window opening in the south and east elevations – Granted - 06/10/2003

PEX0200356 - Ground floor side extension, new garage, brick stairway and new entrance gate to front of dwellinghouse, external changes to house to include the raising of the brick arch on the north elevation, two new windows in the east elevation (ground and first floor level) and changes to openings in the south elevation, and associated landscaping works – Granted - 09/12/2002.

PEX0100987 - Alterations to two windows in the south elevation and the addition of two windows in east elevation - Granted - 26/02/2002.

2005/0104/P - Construction of new garage, alterations to entrance steps and entrance gates and changes to fenestration – Granted - 10/03/2005

2004/0022/P - The erection of new gates to property, removal of steps and construction of new entrance door to house – Granted - 26/02/2004.

## Relevant policies

### LDF Core Strategy 2010

CS5 - Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

### LDF Development Policies 2010

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1 Design (2015)

Camden Planning Guidance 6 Amenity (2011)

Highgate Conservation Area Appraisal and Management Strategy (2007)

### The London Plan (2016)

### The NPPF (2012)

## **Assessment**

### **1.0. Introduction**

1.1. This application proposes a side extension to the dwelling to provide an additional first floor level living-space and alterations to the side garden to provide a first floor terrace.

1.2. The existing building is a 1980s-built detached dwellinghouse located on a sloping site at the north eastern corner of the Highfields Grove cul-de-sac, within the Highgate Conservation Area.

1.3. The side extension would be located on the southern side of the dwelling, on land which presently forms part of the garden just below first floor level. The application includes raising the level of this land by 1.1 m to meet the internal floorlevel of the 1<sup>st</sup> floor and form a raised terrace area adjoining the new extension. The proposed extension would be sited on this raised ground level in order to provide direct access between the extension and the first floor of the dwellinghouse.

1.4. The side extension would measure 6.5m width, 6.7m depth, 2.8m height to eaves level and 3.8m height to pitch level (taken from the new raised ground level). The extension would have a contemporary design with full height glazing to the front and side and an asymmetrical roof. The application also includes a new set of external steps up from ground floor level at the front which would be sited perpendicular to the new terrace and new steps down to an existing doorway on the side of the dwelling with a glass balustrade.

1.5. The main issue to consider on this application are the

- design and visual impact of the development including the impact on the character and appearance of the Conservation Area.
- amenity.
- other issues.

### **2.0. Design and Visual Impact**

2.1. The Conservation Area Appraisal states that Highfields Grove contains a 1980s-built group of 24 houses set in landscaped grounds behind security gates. Similar materials have been used throughout although the form of each house is varied. Materials include a warm dark purple brick, hardwood joinery, often with round-headed windows at first floor level, pantiled roofs and black finished metalwork. Permitted development rights were removed as part of the original planning consent, helping to maintain the original architectural uniformity.

2.2. Camden Core Strategy Policy CS14, DP24 and DP25 are the relevant policies relating to design. They require development of the highest standard of design that respects local context and character and preserves and enhances Camden's rich and diverse heritage assets and their settings, including conservation areas.

2.3. CPG1 states that side extensions should only be single storey in height and set back from the front elevation of the property and the infilling of gaps will not be considered acceptable where significant views or gaps are compromised or blocked; a front building line is compromised; the architectural symmetry or integrity of a composition is impaired; the original architectural features on a side wall are obscured; or access to the rear of a property is lost.

2.4. The Highgate Conservation Area Statement states that 'High quality design and high quality execution will be required of all new development, development proposals will be expected to preserve or enhance the character or appearance of the Highgate Conservation Area. The appearance of front gardens and historic boundaries are an important part of the character of the Highgate Conservation Area.'

2.5. The proposed raised terrace would be sited on the existing garden on the southern side of the dwellinghouse, covering an area measuring approximately 8m in width by 14.5m in depth. The raised



terrace would increase the height of this area by 1.1m. This terrace would not be highly visible due to the extensive landscaped screening at the front and side of this area. Only a small section of the front retaining wall for the terrace would be visible. The dwellinghouse is located on a sloping site and the property has several existing walls and steps on its front elevation. It is therefore considered that the terrace would not harm the character of appearance of the dwellinghouse or conservation area.

2.6. The proposed side extension would be sited on the new raised terrace on the southern side of the dwellinghouse, measuring 6.5m width and 6.7m depth. The extension would be set back a considerable distance of 10m from the front elevation of the dwelling and would be set in 2.8m from the side boundary with no. 5. This siting and layout is considered to be appropriate as it would be secondary to the existing dwelling, would not compromise the front building line, would be set back, would maintain an adequate gap to the side boundary with the adjacent dwellinghouse, and would not impede a significant view or gap on the streetscene.

2.7. The proposed side extension would be 2.8m high to eaves level and 3.8m high to ridge level (taken from the new raised ground level). The extension would therefore extend to 3.9m height to eaves and 4.9m max height as taken from the existing ground level at the side of the house. The height and scale of the extension is considered to be appropriate as it would be a single storey structure, which would be below second floor level and well below the maximum height of the dwelling at 8.5 m in height. At the side, the extension would only be marginally higher than the existing perimeter hedge, which is 3.8 m in height from existing ground level at the front and side of the property; which therefore provides good screening for the extension. The extension would be partly visible from the streetscene. However, it would appear subordinate and would not appear as an over-dominant extension to the existing dwelling. It would also be commensurate with the height of the adjacent dwelling at no. 5 Highfields Grove with a maximum height only 0.5 m higher than the ridge height of that adjacent dwelling, which is set at a much lower level.

2.8. The proposed side extension would have a contemporary design with full height glazing to the front and side, matching bricks and an asymmetrical roof. The existing dwelling is a part of a homogenous 1980s built estate constructed from purple brick/brown windows/tiled roofs in a modernist/post-modernist style. The proposed extension would appear as a contemporary addition to the existing dwelling which would complement but not compete with the existing architectural style of the dwelling. The extension would use bricks to match the existing dwelling and would therefore reflect the character of the existing dwelling.

2.9. Overall, the proposed side extension and terrace are considered to have a suitable design which would harmonise well with the existing property in accordance with policies CS14, DP24, DP25, CPG1 and the Highgate Conservation Area Statement. The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **3.0. Amenity Impact**

3.1. The properties on this cul-de-sac are detached dwellings set on large plots. The proposed terrace and side extension would be sited on the side garden adjacent to the dwelling at no. 5 Highfields Grove which is sited at a lower level and approx. 5.5 m away. Although there are windows on the side elevation of no. 5, the existing 3.8m high hedge at the side is almost as high as the proposed extension and higher than the proposed side windows so that no views are possible outwards, as at present. This would therefore provide effective screening to prevent any overlooking. The scale of the proposed extension would only be marginally higher than the existing hedge and therefore the development would not result in a loss of light or outlook. Overall, it is considered that the development would not impact on the amenity of no. 5 in accordance with Policy DP26. No other properties are sited close enough to be affected by the development.

3.2. The development would retain adequate garden space for the existing dwelling.

**Recommendation**

Grant Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5<sup>th</sup> September 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Nick Yeates  
Yeates Design LLP  
74 Clerkenwell Road  
London  
EC1M 5QA  
United Kingdom

Application Ref: **2016/3885/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 2188

31<sup>st</sup> August 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:  
**4 Highfields Grove**  
**London**  
**N6 6HN**

**DECISION**

Proposal:

Erection of side extension to provide additional first floor level living-space and raising level of adjoining side garden to match floor levels

Drawing No's: 574/P/001, 574/P/002, 574/SK/003, 574/P/004A, 574/P/005, 574/P/006, 574/P/007, 574/P/008, 574/P/009, 574/P/010, 574/P/011B, 574/P/012, 574/P/013B, 574/P/014A, 574/P/015, 574/P/016.

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).

Executive Director Supporting Communities



- 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: 574/P/001, 574/P/002, 574/SK/003, 574/P/004A, 574/P/005, 574/P/006, 574/P/007, 574/P/008, 574/P/009, 574/P/010, 574/P/011B, 574/P/012, 574/P/013B, 574/P/014A, 574/P/015, 574/P/016.

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

Executive Director Supporting Communities



**DRAFT**

**DECISION**