

Delegated Report		Analysis sheet		Expiry Date:		04/04/2017	
(Members Briefing)		N/A		Consultation Expiry Date:		10/03/2017	
Officer				Application Number(s)			
Obote Hope				2017/0558/P			
Application Address				Drawing Numbers			
89 Hillway London N6 6AB				Refer to draft decision notices.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey rear and side extensions, following the demolition of existing garage to the flank elevation, the erection of a dormer roof extension to the flank (north) elevation, installation of rooflights to side and rear elevations and privacy screen to the flank elevation all associated with the use as residential dwelling (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	03 03	No. of objections	03
Summary of consultation responses:		<p>Press notice advertised 16/02/2017; expires 09/03/2017 Site Notice displayed on 17/02/2017; expires 31/03/2017.</p> <p>Objection has been received from 87 Hillway as listed below:</p> <ul style="list-style-type: none"> No Hydrological layer, subterranean groundwater flows or slope stability was submitted or assessed as part of the proposal; <p>Officer's comment are as follows:</p> <ul style="list-style-type: none"> No excavation works are proposed as part of this submission. Therefore, BIA impact assessment would not be required in this instance. <p>2 x Objections from the 91 Hillway are as follows:</p> <ul style="list-style-type: none"> The proposed side dormers would be unacceptable in design and appearance; The proposed side extension would have an impact with the continuous rhythm and views from the front elevation when considered in context with the neighbouring of the properties; The dormer extension would impact with the conservation area distinctiveness and loss of the original property's architecture ; The south dormer extension would contribute to overlooking and loss of privacy; 					

- The rear extension is designed to be flushed with the neighbours extension and should be reduced in bulk and scale;
- The privacy screen would be unacceptable as this would have an impact on the existing views from terrace, and;
- Control of the working hours to limit potential noise impact;

Officer's comments are as follows:

- The proposed side dormer has been omitted from the south (flank) elevation and replaced by rooflights.
- The side extension is set back from the front elevation by a minimum of 6m from the bay window and would be single storey in accordance with planning policy;
- The dormer on the north elevation meets the requirements of CPG 1, dormer extensions are an established feature in the conservation area and would be acceptable in this instance;
- The proposed screening would limit the potential impact with the loss of privacy currently being experience at the applicant site, no. 91 terrace has an openable glass balustrade that currently allow view of the rear door leading to the garden;
- The noise impact would be regulated by the pollution team and an informative would be attached accordingly.

Holly Lodge CAAC comments:

Holly Lodge CAAC have made the following comments:

- Prefers the erection of hipped dormers;
- The dormers are overly large and would be more appropriate for a smaller dormer over the stairs;
- The removal of the chimney should be refused;
- The glass in the side dormer should be obscured to prevent overlooking;

Officers comments are as follows:

- The proposed dormer would be hipped. The south-facing dormer extension was omitted from the proposal. The dormer extension has been reduced and the width of the proposed dormer extension is of a similar size with the windows below in accordance with planning guidance in;
- The removal of the chimney stack has been omitted from the proposal;
- The dormer to the north elevation would be installed to the flank elevation where there is no pre-existing dormer roof extension opposite.

Site Description

The site comprises a two-storey semi-detached dwelling house located on the west side of Hillway. The host building is located 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 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

N/A

Other relevant sites;

91 Hillway

2013/4512/P, Planning permission for: 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). **Granted on 12/09/2013**

2015/0245/P, Planning permission for: 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). Granted on 21/01/1987.

Relevant policies

National Planning Policy Framework 2012

London Plan March 2016

LDF Core Strategy 2010:

CS1 – Distribution of growth

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 2010 (as amended 2015 and 2016)

CPG 1- Design: Chapters

CPG 6- Amenity: Chapters

Holly Lodge Estate Conservation Area Appraisal 2012

Camden Local Plan Submission Draft 2016

Policy A1 Managing the impact of development

Policy A4 Noise and Vibration

Policy D1 Design

Policy D2 Heritage

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Emerging Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight

Assessment

1.0 Planning consent is sought for the erection of single storey rear extension at ground floor level, following the demolition of the existing wrap around extension which measures, 3.6m in height, 4.4m wide and 0.9 to 5.4m in depth. The proposed wrap around extension would measure approximately 3.6m in height, 10.4m in depth and 2.0m to 6.4m in width. and would be built along the boundary with no. 87 Hillway. New dormer extensions were proposed to the flank elevations measuring approximately 5.1m in height x 5.8m in width;

1.1 Revisions

- The dormer to the south elevation was omitted from the proposal and three rooflights are proposed;
- The 3 x rooflights to the flank (south) and 1 x rear elevation would be obscured glazing, and;
- The design of the hipped dormer extension including the width has been reduced to match the window below;

1.2 The key considerations material to the determination of this application are summarised as follows:

- Design
- Amenity

2.0 Design

2.1 The proposed extension would be set-back by approximately 2.0m from the wrap around addition, would measure approximately 3.6m in height, 2.1m in depth and 3.8m in width. Combined, the extension would follow the symmetry of the neighbouring properties and represent a coherent addition with the neighbouring properties. The extension would retain a significant amount of the garden area, approximately 405.8sqm of the gardens area would remain and the existing garden covers approximately 424.3sqm. As such, a loss of 18.1% of the original garden space is anticipated as a result of the proposed rear extension.

2.2 The existing garage would be demolished and it is proposed to erect a new infill extension along the flank (north) elevation for a pantry/utility room with a garden room to the rear elevation. The extensions will be rendered in white pebbledash to match the existing façade treatment. The windows and doors will be formed in hardwood, stained black to create a contrast evocative of the Arts & Craft style. Roofing membranes and gutters will be detailed so as to be concealed behind parapets, with hardwood fascia's delineating to the edge of the parapet. The design proposed would complement the aesthetics of the host building and considered acceptable in design and appearance in accordance with DP24 and DP25 of the LDF.

2.4 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.

Dormer Extension

3.0. The dormer roof extension was omitted from the south elevation followings officers' comments. The dormer extension to the north elevation would measure approximately 1.8m in width, 2.3m in height and 2.7m in depth and would be a hipped side dormer extension, constructed to align with the fenestration details at first and ground floor level. The proposed side dormer on the north elevation would be set down from the ridge by 500mm, the eaves by 640mm and therefore accords with Camden Planning Guidance (CPG1 Design). The size, design and materials of the northern dormer is considered appropriate. Given this, the proposed dormer would not adversely impact on the appearance of the host building or the wider area and would be subordinate to the host building.

4.0 Residential Amenity

4.1 DP26 states factors to consider in managing impacts on neighbours being: visual privacy and overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels. CPG6 states the Council should seek to minimise impact of loss of daylight and overshadowing, protect privacy and avoid overlooking, and avoid impacting on neighbours' outlook.

4.2 The proposal is not considered to result in loss of privacy into the neighbours' property, given there is already a first floor terrace which allows some degree of overlooking into the rear garden of the host building. A timber privacy screen is proposed measuring 1.3m high on the flank elevation at first floor level with no. 87 Hillway which limits overlooking and the loss of privacy currently being experienced due to the existing first floor terrace that this neighbouring property has. The occupant of the house with this neighbouring terrace objected on loss of view. However, this is not a planning issue and furthermore, this view is across the application site and impacts on the privacy of the application property. The proposed ground floor extension would be of a comparable height and scale to no. 87 and 91 Hillway, therefore there would not be a detrimental impact with the loss of daylight/sunlight and overshadowing to these properties. The proposal is considered acceptable in terms of potential impact on neighbouring amenity.

4.3 The proposed rooflights to the flank elevation would be obscured glazed to limit any potential impact with no. 87 side dormer extension.

Recommendation: Grant conditional 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 24th April 2017, 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 and search for 'Members Briefing'