

# 30 Oakeshott Avenue - 2017/6591/P



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Photo 1: Front elevation of the property (centre) with neighbouring No. 32 (left) and No. 28 (right) (from Bing Maps)



Photo 2: View of site (centre) from street level



Photo 3: Location of proposed side extension



Photo 4: Rear elevation (lower fenestration to be replaced with French doors)



Photo 5: View (from existing velux) of approximate overlook from proposed dormer roof extension

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>09/02/2018</b>
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	<b>25/01/2018</b>
<b>Officer</b>				<b>Application Number(s)</b>	
Stuart Clapham				2017/6591/P	
<b>Application Address</b>				<b>Drawing Numbers</b>	
30 Oakeshott Avenue London N6 6NS				Please 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(s)</b>					
Erection of side dormer extension, single storey side extension and alteration to rear doors.					
<b>Recommendation:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Householder Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>2 site notice(s) were displayed near to the site on the 22/12/2017 (consultation end date 12/01/2018).</p> <p>The development was also advertised in the local press on the 04/01/2018 (consultation end date 25/01/2018).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>05</b>	No. of objections	<b>05</b>
<b>Summary of consultation responses:</b>	<p>5 letters of objection were submitted from, or on behalf of the owners/occupiers of 5 neighbouring properties. Their objection/comment can be summarised as follows:</p> <p>(1) 27 Oakeshott Avenue (Amanda and Jonathan Checkley); and  (2) 68 Hillway (Anne Joseph)</p> <ol style="list-style-type: none"> <li>1. The proposed changes to the roof line will be large and overbearing.</li> <li>2. The side extension would affect the character of the house by merging the front elevation (not sufficiently set back)</li> </ol> <p>(3) 21 Oakeshott Avenue (Patricia Hodgson &amp; George Donaldson)</p> <ol style="list-style-type: none"> <li>3. Further extensions [additional to the prior loft and garage conversion] amount to overbuilding</li> <li>4. Ugly and overbearing elevations will negatively affect the house and streetscape.</li> <li>5. Insensitive roof alteration</li> <li>6. The side extension would lead to the amalgamation of detached houses into a terrace.</li> </ol> <p>(4) 32 Oakeshott Avenue (Frank Mort &amp; Daniel Virgili)</p> <ol style="list-style-type: none"> <li>7. Side extension will merge the elevations of No. 30 and No. 32</li> <li>8. Noise pollution, increased fire risk and structural damage from use of external wall as a party wall.</li> <li>9. Debris and dust from construction</li> <li>10. Overlooking from the dormer window</li> <li>11. The dormer window is too large and insufficiently set off from the main roof ridge.</li> </ol> <p>(5) Tory House (Benjamin Parnell)</p> <ol style="list-style-type: none"> <li>12. Effect of the extension on the streetscape</li> <li>13. Impact of solar panels on streetscape</li> </ol> <p><u>Officer's response:</u></p> <ol style="list-style-type: none"> <li>1. See sections 2 and 3.4</li> <li>2. See sections 2, 3.2 and 3.3.</li> <li>3. See section 3 (design and conservation)</li> </ol>			

4. See sections 2, 4.2 and 4.3.
5. See section 3.4
6. See sections 3.2 and 3.3
7. See section 3.2 and 3.3
8. While the side extension may result in an element of noise being generated, this would not be considered significant (particularly considering the proposed ancillary residential use of the room). The development is not considered to generate an unacceptable level of incremental fire risk.
9. Issues related to the Party Wall would be governed by a Party Wall agreement, and would be a civil matter rather than a material planning consideration. Construction issues would be subject to the relevant Environmental Health and Building Control regulations, but would not be a material planning concern. The development is not considered sufficient in scale to warrant a Construction Management Plan.
10. See section 4.1
11. See sections 2 and 3.4
12. See section 3 (design and conservation)
13. The proposed solar panels have been removed from the proposals.

#### Comments on revised plans

The revised scheme was not considered to be materially different to the original (both extensions were made smaller and the PV panels were removed from the proposals), and as such no formal re-consultation was deemed necessary.

However, additional objections were received from the occupiers of 21, 27 and 32 Oakeshott Avenue and 68 Hillway following the publication of the revised drawings, summarised as follows:

1. The dormer window is still too large and insensitive to the roofscape
2. The scheme comprises overdevelopment
3. The use of the wall with No. 32 as a party wall to the side extension would be illegal

#### Officers response:

1. See section 3.4
2. The individual components are considered sensitive to the context (see sections 3.3 and 3.4). The relevant planning history outlines recent schemes of a similar scale.
3. See officer's response 9 above.

**Holly Lodge Estate  
CAAC comments:**

A letter of objection was received on behalf of the Holly Lodge Estate CAAC. Their objection comments can be summarised as follows:

1. The side extension should be further set back than the original plans.
2. The proposed dormer window is too large.
3. The solar panels forward of the main roof ridge are out of keeping with the conservation area and should be refused.

Officer's response:

1. Revised drawings were received setting back the side extension by an additional 3.2m.
2. The proposals have been revised so that the dormer now complies with CPG1 (design) guidance (see section 2).
3. The solar panels have been removed from the proposals.



## Site Description

30 Oakeshott Avenue is a single dwellinghouse on the south side of Oakeshott Avenue dating from 1923-1929. The property was originally detached, but now joins no.32 with a single storey side garage and no.28 with a number of single storey and double storey extensions that have been constructed at this property. The building is in the original style of painted render and timber fascia with terracotta tiled roof and casement windows. The rear elevation has been extended adjacent to no. 32 with an extension to the rear of the original garage. There is a loft conversion with one rear facing roof dormer window to the south and Velux roof windows to the east and west elevations.

The application site is not listed but is situated within the Holly Lodge Estate Conservation Area, and the Highgate Neighbourhood forum area.

The dwelling is characteristic of the local area, being defined as making a positive contribution to the character of the CA by the Holly Lodge Estate Conservation Area Statement (2012).

## Relevant History

There is no relevant planning history for this property. Relevant planning history for neighbouring properties includes:

### Oakeshott Avenue

2015/3978/P 26 Oakeshott Avenue

Erection of single storey rear extension, single storey side extension and front porch extension  
Granted planning permission 11/09/2015

2013/6105/P 25 Oakeshott Avenue

Erection of a two storey rear extension and loft conversion, including installation of dormer windows to rear and side elevations of existing dwellinghouse (Class C3).  
Granted planning permission 19/11/2013

2013/2524/P 19 Oakeshott Avenue

Erection of a side dormer and a rear dormer and installation of 3 rooflights to residential dwelling (Class C3).  
Granted planning permission 25/06/2013

PE9900496 28 Oakeshott Avenue

Installation of two dormer windows to flank and rear elevations.  
Granted planning permission 23/08/1999

### Hillway (Perpendicular, also within the Holly Lodge Estate Conservation Area)

2017/3800/P 81 Hillway

Erection of single storey front extension to the north elevation under the projecting first floor level extension with lantern skylight, erection of a full width extension following the demolition of the rear lean to extension, erection of a rear and side dormer roof extensions with roof lights to the flank elevation and associated fenestration alterations to existing dwelling house.  
Granted planning permission 28/11/2017

2017/0558/P 89 Hillway

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).

Granted planning permission 24/04/2017

2015/0245/P 91 Hillway

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 planning permission 19/08/2015

2011/4952/P 65 Hillway

Erection of a single storey side extension to dwelling house (Class C3) and associated alterations to include the extension of the existing boundary fence.

Granted planning permission 02/12/2011

### **Relevant policies**

**National Planning Policy Framework (2012)**

**The London Plan (2016)**

**Camden Local Plan (2017)**

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

**Camden Planning Guidance:**

- CPG 1 Design
- CPG 6 Amenity

**Holly Lodge Estate Conservation Area Statement (2012)**

**Highgate Neighbourhood Plan (2017)**

## Assessment

### 1. The proposal

1.1. Planning permission is sought for:

- (i) the erection of a 3m high single-storey side extension to the property extending 3.5m forward from the existing side extension (leaving a 4.1m setback from the front elevation of the host property) and extending the full width to the wall with No 32;
- (ii) the erection of a side dormer roof extension measuring 2.2m (W) x 2.4m (H) x 2.4m (D) to permit the installation of a staircase to the loft; and
- (iii) changes to the rear lower ground fenestration to replace existing timber French doors, a door and a window with two powder-coated aluminium-framed French doors.

### 2. Revisions

2.1 It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to address concerns raised by the officer. The revisions made to the proposed scheme can be summarised as follows:

- The dormer roof extension has been substantially reduced in width (4.3m to 2.2m), and pulled back from the eaves (170mm to 630mm) and roof ridge (370mm to 700mm).
- The setback of the side extension from the front elevation has been substantially increased from 0.9m to 4.1m
- The proposal to include 15 solar panels on the side and rear roof slopes was removed.

2.2. The revisions did not materially affect the scheme and as such were accepted as amendments under the ongoing application.

### 3 Assessment

3.1 The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the Holly Lodge Estate Conservation Area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

#### **Design and Conservation**

##### Side extension

3.2 The Holly Lodge Estate Conservation Area Statement states that “the in-filling of gaps between buildings will be resisted where this results in a characteristic gap in the streetscape being closed to an extent that the houses appear linked, or views through to gardens beyond are closed”. Furthermore, it states that where “side extensions would not result in the loss of a characteristic gap they should be single storey and well set back from the front building line”.

3.3 In this case, part of the gap is occupied by the former garage (now converted into a kitchen). As such, the principle of a side extension is considered to be acceptable. The proposed 3.5m side extension is considered to be sufficiently set back from the front building line so as to remain subordinate to the main building and retain the architectural integrity of the building. The proposed extension would not be any higher than the existing garage, and would not further erode the gap

between the two properties any more than the existing arrangement. The design of the side extension, including the proposed material, detailing and fenestration, is the same as the host property and neighbouring properties, and is therefore considered appropriate for the context. As such, the side extension is considered to preserve the character of the Holly Lodge Conservation Area.

#### Dormer roof extension

3.4 The Holly Lodge Estate Conservation Area Statement states that “Dormer windows will normally be allowed at the rear and side if sensitively designed in relation to the building and other adjacent roofs”. In this case, the principle of a dormer window is considered to be acceptable given that the streetscape is characterised by a number of dormer roof extensions which are visible from the public realm. The proposed design is sensitive to the existing roofscape due to the use of materials which respect the host building and alignment of the proposed fenestration with the existing windows below. The dormer would comply with CPG1 guidance on dormer windows in terms of positioning (set off by more than 500mm from the eaves, ridge and hips)

#### Rear window alterations

3.5 The proposed changes to the rear fenestration would involve the removal of original timber framed windows and doors and their replacement with aluminium framed French doors. While this would involve the loss of original windows which is discouraged by the Holly Lodge Estate Conservation Area Statement, the proposals are considered acceptable in that they would be stylistically aligned with the remaining windows to the rear elevation, and would not be visible from the public realm. They would also be similar to recent changes to rear elevations approved at neighbouring properties and along Hillway, which runs perpendicular to Oakeshott Avenue. Due to their location at ground floor level and limited private views, they are not considered to cause harm to the character and appearance of the host building or wider conservation area.

#### Conclusion

3.6 Subject to the recommended conditions, it is considered that the proposed scheme would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. As such, the proposed development would be in accordance with planning policies D1 and D2. 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 [ERR] 2013.

## **4 Residential Amenity**

4.1 The erection of the side dormer will create a new window opening facing the roof of No. 32 at a distance of 3.2m, where previously there was just an upward-facing rooflight. Considering that the neighbouring roof does not have any windows, and that the dormer will contain a staircase (rather than a habitable room) this will not have a significant impact on the privacy afforded to residents of No. 32.

4.2 There will be no side windows in the new side extension, and no other aspect of the proposed development would impact upon the daylight, sunlight, privacy, or outlook afforded to neighbouring residents.

4.3 The proposed development is considered to result in very limited impact upon the amenities of

neighbouring residents. The development is thus considered to be in accordance with planning policy A1.

## **5 Recommendation**

5.1 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 5<sup>th</sup> February October 2018, 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'.***

Bryan Connor  
Bryan Connor Associates Limited  
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London  
N8 9EY

Application Ref: **2017/6591/P**  
Please ask for: **Stuart Clapham**  
Telephone: 020 7974 **3688**

30 January 2018

**DRAFT**

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**30 Oakeshott Avenue**  
**London**  
**N6 6NS**

**DECISION**

Proposal: Erection of side dormer extension, single storey side extension, and alteration to rear doors.

Drawing Nos: Location Plan (SK-01), Design and Access Statement, Existing: 1742-01, 1742-02, Proposed: 1742-03 Rev. B, 1742-04 Rev. B, 1742-05 Rev. D.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (SK-01), Design and Access Statement, Existing: 1742-01, 1742-02, Proposed: 1742-03 Rev. B, 1742-04 Rev. B, 1742-05 Rev. D.

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 that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website) 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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

**DRAFT**

**DECISION**