2017/6650/P 89 Hillway N6

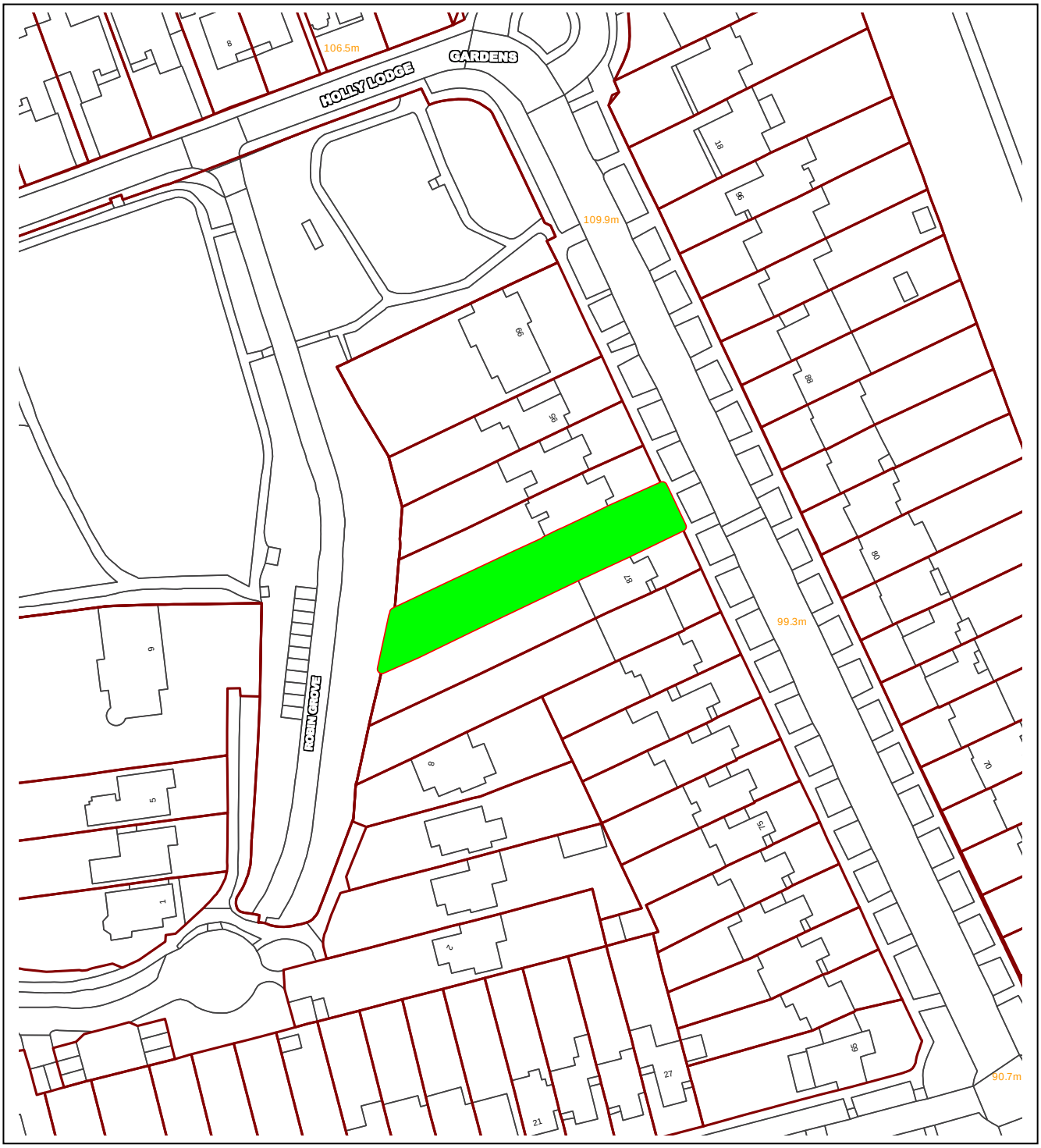

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Image 1. Existing rear elevation looking east

Image 2, existing kitchen facing (west) garden.

Image 3. Rear northeast elevation

Image 4, rear southeast elevation

Image 5. Rear elevation facing west

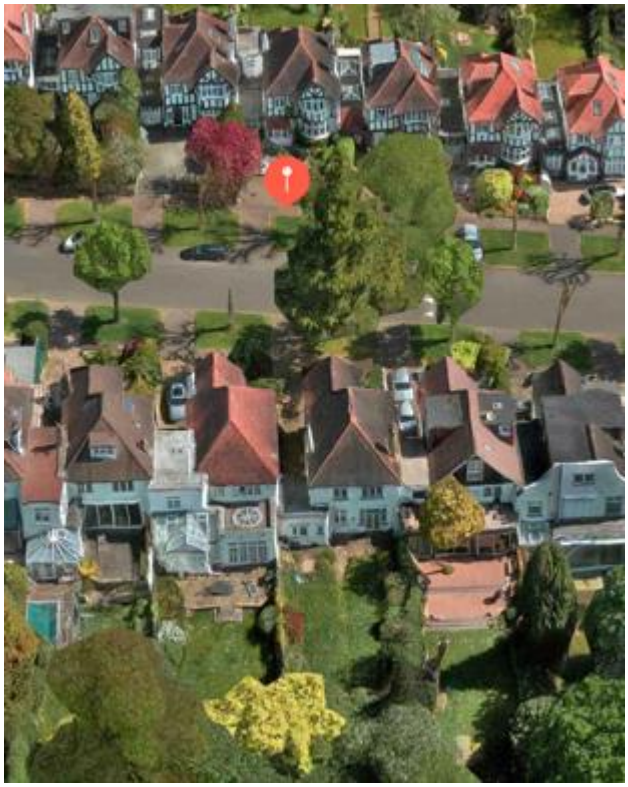

Image 6. Aerial view of the rear

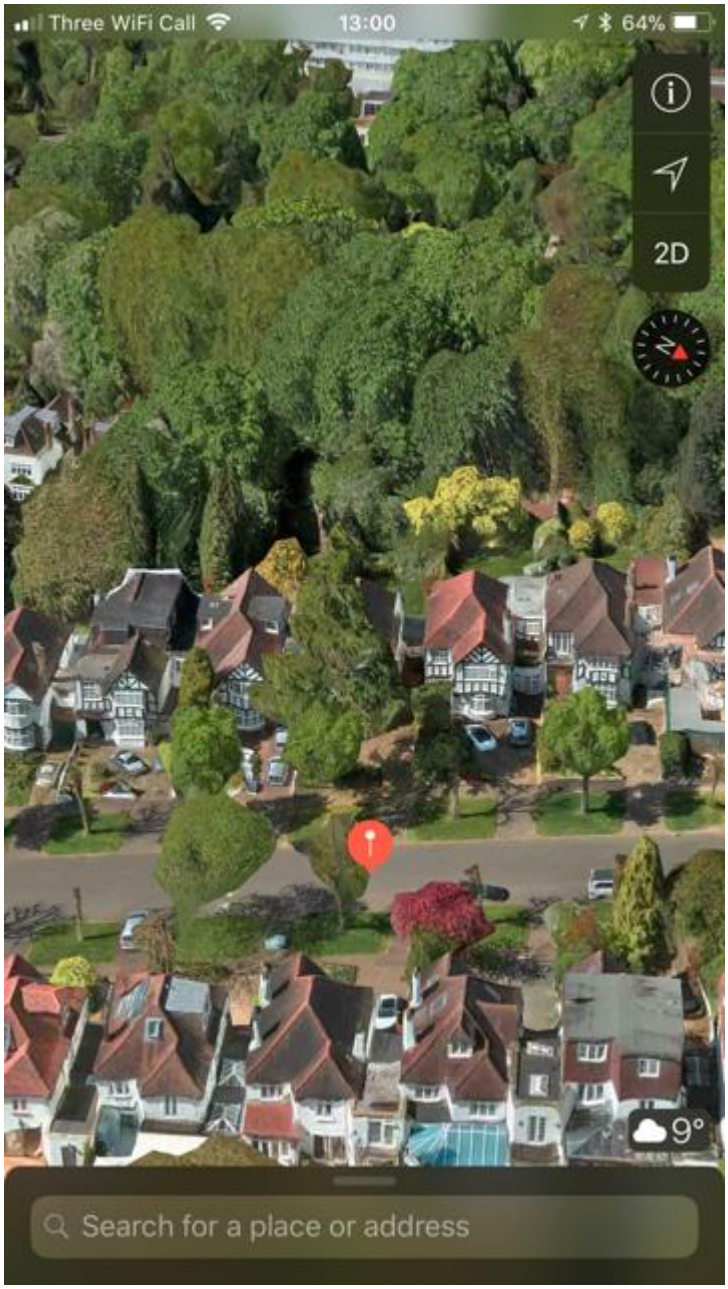

Image 7 Aerial view of the front elevation

Image 8, Existing front elevation

Delegated Report **(Members Briefing)**	**Analysis sheet** N/A	**Expiry Date:**	**30/11/2017**
		Consultation Expiry Date:	**04/01/2018**

Officer	**Application Number(s)**
Obote Hope	2017/6650/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 extension to the rear at ground floor with additional rooflight, installation of metal balustrade with door for a proposed roof terrace to the flank elevation at first floor level, enlarged ground floor side extension towards the front elevation, installation of a chimney stack and new velux conservation rooflight to the flank elevation.

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	**05** **05**	No. of objections	**05**

Summary of consultation responses:

Press notice advertised 07/12/2017; expires 28/12/2018
Site Notice displayed on 06/12/2017; expires 27/12/2017.

2 x objections have been received from 91 Hillway as listed below:

- The proposed terrace at first floor level would be highly visible, that would diminish the character of the conservation area;
- The proposed terrace at 91 was amended and reduced to a small Juliet balcony, and;
- Loss of privacy of the south facing window;

Objection has been received from 87 Hillway as listed below:

- First floor extension would be contrary to planning guidance;
- The full width extension would exacerbate a terrace effect to the rear and would extend some 2-3m;
- The proposed rear extension would cause loss of light as a result of the ground floor screen;
- Object to the proposed terrace;

Officer's comment are as follows:

	• The proposed terrace would offer some visibility from oblique views when looked at from the driveway to the front elevation. The proposed metal balustrade would be lightweight and the proposed impact on the conservation area would be minimal. Given it is set back of over 10m from the front elevation; • The proposed terrace at first floor level would be installed in a similar position to the approved balcony at 91 Hillway and covers a similar width. The main difference between the two schemes (2017/4770/P) is the omission of the extension at first floor level. Therefore, it would be unreasonable to refuse the proposed terrace at first floor level on account of its design, scale and setting, in light of the above; • The first floor extension was omitted from the proposal; • The ground floor extension would measure approximately 3.4m from ground floor level approximately 1.5m below number 91 Hillway and 1.2m Higher than number 87 Hillway due to the slope and rise in street level. Given the height of the proposed extension, approximately 1.2m of the width of the rear elevation would be impacted upon. However, rear façade of number 87 is predominantly glazed. Therefore, the impact would be less than detrimental. • The proposed terrace is set just behind the chimney stack and would set back approximately 1.6m and approximately 2.0m below the existing south facing window of no.91. Given, the setting of the proposed terrace it is not considered that the roof terrace would have an impact in regards to loss of privacy with no.91 Hillway.
Holly Lodge CAAC comments:	Holly Lodge CAAC have made the following comments: • Concern regarding in-filling of the gaps between the buildings; • The two storey extension is contrary to planning guidance; • The proposed terrace at first floor level; Officers comments are as follows: • The proposed infill extension to the flank elevation was discussed with a conservation officer and no objection was raised, the proposed extension to the flank elevation is considered to be an enhancement to the existing dilapidated side addition. Furthermore, the proposal is considered a subservient addition that would be appropriately setback from the principal elevation; • The proposed two storey addition has been omitted from the scheme; • Due to the design, size and scale of the proposed first floor terrace, the proposal is considered appropriate and would not detract from the conservation area.

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

2017/0558/P, Planning permission for: 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 24/04/2017.

2017/4379/P. Planning permission for the variation of condition 3 for: the erection of a dormer roof extension to the rear elevation. Granted on 14/11/2017.

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

Camden Local Plan 2017

Policy A1 Managing the impact of development
Policy A4 Noise and Vibration
Policy D1 Design
Policy D2 Heritage

Camden Planning Guidance 2010 (as amended 2015 and 2017)

CPG 1- Design: Chapters
CPG 6- Amenity: Chapters

Holly Lodge Estate Conservation Area Appraisal 2012

Highgate Neighbourhood Plan 2017

Assessment

1.0 Planning consent was granted in 2017 (2017/0558/P) for the erection of single storey rear and side extension at ground floor level, following the demolition of the existing wrap around extension with external patio area, the erection of dormer extension to the flank (north) elevation, installation of roof lights to the side and rear roofslope and privacy screen to the flank elevation at first & ground floor level. The application was varied in 2017 under application number 2017/4379/P, planning permission was granted for: The rear roof light to be replaced with a dormer roof extension.

1.2 Planning consent is now sought for a rear extension within the existing courtyard, which measures, approximately 3.4 in height, 3.7m wide and 2.0m in depth. The infill extension of the existing garage to the north elevation would be increased by an additional 2.8m towards the east elevation, measuring approximately 2.7 – 3.1m in height and 2.6m in width. 10.4m in depth and 2.0m to 6.4m in width and would be built along the boundary with no. 89 Hillway. The proposed chimney stack would be re-instated along the (north) flank elevation with an additional roof light to the rear.

1.3 Revisions

- The proposed infill extension at first floor level has been omitted;

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

- Design

- Residential amenity

2.0 Design

2.1 The proposed extension would be set back from the front flank elevation by measure approximately 4.6m from the principal elevation and be set back by approximately 1.6m from no. 89 Hillway side addition. Therefore, the side infill extension is considered a subservient addition to the host building. The rear extension would be acceptable in design and appearance as numerous properties within close proximity of the host building have similar extensions. As such, the extensions would respect the symmetry of the neighbouring properties and represent a coherent addition to the Holly Lodge Conservation. The rear extension would retain a significant amount of the garden area to the rear; the existing garden area covers approximately 424.3sqm and the proposed extension would be reduced to 405sqm. Therefore, 18.1% of the garden space would be built upon due to the construction 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 and existing garage would be replaced. 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 and would 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 light of the above, it is not considered that the proposal would not interrupt the overall proportions of the dwelling and the proposed side and rear infill addition would be in accordance with D1 and D2 of the Local Plan 2017.

2.3 It is proposed to re-install the chimney stack to the north elevation and no objection is raised in terms of its design and appearance. The overall massing and scale of the proposed chimney stack at roof level is not considered to be an overwhelming addition to the host building. This is mainly due to its height and setting with the neighbouring building, the neighbour's property retains the chimney stack towards the bottom front roof slope which the proposal replicates in terms of its setting. Notwithstanding this, the proposed chimney stack would replicate the existing stacks with identical design, height and materials.

2.4 Externally, the new windows would not result in the loss of historically valuable windows. The new would be replaced to match and no objection is raised in regards to the rear roof light which is designed to be flushed on the flat roof.

2.5 The proposed roof terrace would not extend outwards beyond the existing front building line. Whilst, the terrace would be visible from certain advantage points, it would be setback from the front elevation by approximately 10m and this combined with the simple design of the metal balustrade would limit the visual impact from the public domain. It is therefore considered that the scale and projection of the proposed balustrade, which would measure approximately 3.9m in depth 1.8m in width, would be viewed as a subservient addition to the host building. Furthermore, the proposed metal balustrade would not detract from the Architectural style of the host building and material would not be out of character with the Highgate Conservation Area. Overall, it is considered that the design would be in general accordance with policy DH of the Highgate Neighbourhood Plan 2017.

2.6 It is considered that the proposed alterations 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. The development is therefore in general accordance with policies D1 and D2 of the Local Plan 2017 and Policy DH of the Highgate Neighbourhood Plan 2017.

2.7 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 Residential amenity

3.1 Policy A2 of the Local Plan 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.

3.2 The proposed roof terrace is not considered to result in loss of privacy and would not exacerbate levels of overlooking into the neighbours' property, given its location to the flank (north) elevation. The proposed terrace is set just behind the chimney stack and would set back approximately 1.6m and approximately 2.0m below the existing south facing window of no.91. Given, the setting of the proposed terrace it is not considered that the proposal would have an impact in regards to loss of privacy with no.91 Hillway. There is no changes proposed to the dormer extension to the north elevation. The proposal has been conditioned to be fixed shut with obscured glazing to protect the privacy of the neighbouring property.

3.3 The proposed ground floor extension would be lower than the party wall of 91 Hillway by approximately 1.4m, due to the gradient at ground floor level of 1.2m the proposed extension would be 1.7m above no.87 Hillway. No. 87 consist of full width rear extension at ground floor level with predominant glass façade the 45 degree line on plan an elevation shows that whilst there would be some impact, this would be less than substantial. The height of the ground floor extension would be below the no. 87 first floor window. Overall, the proposal would not be detrimental in regards to loss of daylight/sunlight and overshadowing to these properties.

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 5th March 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 and search for 'Members Briefing'

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Brian Oreilly
Brian Oreilly Architects
31Oval Road
London
NW1 7EA

Application Ref: **2017/6650/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

20 February 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
89 Hillway
London
N6 6AB

DECISION

Proposal:
Erection of infill extension to the rear at ground floor with additional rooflight, installation of metal balustrade with door for a proposed roof terrace to the flank elevation at first floor level, enlarged ground floor side extension towards the front elevation, installation of a chimney stack and new velux conservation rooflight to the flank elevation.
Drawing Nos: 447-101-E, 447-101-P, 447-102-E, 447-102-P-A , 447-103-E, 447-103-P-A, 447-104-E, 447-104-P, 447-106-A, 447-200-E, 447-200-P-A, 447-201-E, 447-201-P-A, 447-202-E, 447-202-P, 447-300-E, 447-300-P, 447-301-E, 447-301-P-A, 447-302-E and 447-302-P.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 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.

Executive Director Supporting Communities

INVESTOR IN PEOPLE

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

2 The development hereby permitted shall be carried out in accordance with the following approved plans 447-101-E, 447-101-P, 447-102-E, 447-102-P-A , 447-103-E, 447-103-P-A, 447-104-E, 447-104-P, 447-106-A, 447-200-E, 447-200-P-A, 447-201-E, 447-201-P-A, 447-202-E, 447-202-P, 447-300-E, 447-300-P, 447-301-E, 447-301-P-A, 447-302-E and 447-302-P.

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

3 Before the relevant part of the work is begun, detailed of the metal balustrade shall be submitted to and approved in writing by the local planning authority:

DRAFT

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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).

DECISION

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.

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

Executive Director Supporting Communities

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION

Executive Director Supporting Communities