

Delegated Report		Analysis sheet	Expiry Date:	02/08/2017
		N/A / attached	Consultation Expiry Date:	03/08/2017
Officer			Application Number(s)	
Obote Hope			2017/6416/P	
Application Address			Drawing Numbers	
Highwood Lodge, 31, Hampstead Lane London N6 4RT			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear extension on the existing terrace, new infill extension, installation of privacy screens for an enlarged roof terrace to the rear elevation all at first floor level and extension of the pitched roof all associated with the use a residential dwelling (Class C3).				
Recommendation(s):	Grant planning permission			
Application Type:	Householder planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p data-bbox="424 427 1517 573">A site notice was displayed from 26/04/2018 to 17/05/2018 and was re-advertised on 25/04/2018 to 16/05/2018. Press notice was displayed on 25/04/2018 to 16/04/2017 and was republished on 25/04/2018 to 16/05/2018.</p> <p data-bbox="424 647 1517 719">The following objections have been raised, two objections from the same neighbouring property:</p> <ul data-bbox="472 763 1517 1543" style="list-style-type: none"> <li data-bbox="472 763 1517 835">• The extension would lead to loss of ancient light through the only side windows in the main house; <li data-bbox="472 875 1517 909">• there are still inaccuracies on the drawings; <li data-bbox="472 949 1517 1021">• If the terrace if approved the proposal would lead to the loss of privacy; and <li data-bbox="472 1061 1517 1167">• The terrace would only be a few feet from bedrooms and kitchen and obliterate views up Hampstead Lane. <i>For officer's comment please see paragraph 1.18 below;</i> <li data-bbox="472 1207 1517 1279">• The side extension proposed would have a detrimental impact with natural light to side facing windows of our living room; <li data-bbox="472 1285 1517 1357">• The proposal would have a detrimental impact with the loss of privacy of the garden; <li data-bbox="472 1364 1517 1469">• fail to comprehend how this proposal could be built without scaffolding posts being installed along our side passage entrance; and <li data-bbox="472 1476 1517 1543">• Any such scaffolding would severely impinge our daily circulation during the duration of the works; <p data-bbox="472 1581 991 1615">Officer's comments are listed below;</p> <ol data-bbox="424 1659 1517 2163" style="list-style-type: none"> <li data-bbox="424 1659 1517 1906">1. <i>The infill element to the east-facing window at first floor would not have a detrimental impact on the windows serving the bedrooms. These windows are already impacted upon due to the position of the windows with the building line of the neighbouring property. Given the small projection the only potential impact would be the east facing obscured glazed window with the extractor fan which seems to relate to a bathroom;</i> <li data-bbox="424 1951 1517 2022">2. <i>The drawings have been revised and now represent a true reflection of the works being proposed;</i> <li data-bbox="424 2063 1517 2163">3. <i>The terrace is existing and the 2.0m increased to the west elevation would not have an impact that is considered detrimental to the neighbouring amenities. Moreover, the provision of translucent glass</i> 					

screening proposed would minimise impact in regards to the loss of privacy and overlooking;

4. *Please see the amenity section in paragraph 1.16-1.17;*
5. *The proposed terrace at roof level has been omitted from the proposed scheme.*
6. *issues in regards to Party Wall would not be material consideration on how this application is determined. Party Wall Agreement is govern by the 1996 Party Wall Act and any disputes arising from party wall issues are addressed under section 3 and 4 of the Party Wall Act;*
7. Scaffolding licence is govern by Highways Act 1980 (as amended by the Local Government Act - Miscellaneous Provisions Act 1982), and any such application for the relevant licence would need to be approved by the Highways Department. The erection of the scaffolding on private land would be a civil matter and would not be material consideration with this application.

Highgate Village Conservation Area comments:

The Highgate CAACs were consulted twice and no comment had been received at the time of writing up the report.

Site Description

The application relates to a two storey detached property, formally a garage which was ancillary to no. 31 Hampstead Lane located on the south side of Hampstead Lane, the property does not benefit from a rear garden.

The south side of the road is within the Highgate Conservation Area. There is a range of mid to late 19th century houses, and some 20th century infill. Although there is some variety in the elevation detail design and materials, the scale of the neighbouring properties determines the overall character and relationship of the buildings to each other and to visual distinctiveness of the street when viewed from the public highway. Highgate Conservation Area and Management Appraisal identifies Highwood Lodge as a detraction from the area's character.

Relevant History

Application property:

2008/0009/P – Planning permission granted on 26/02/2008 for: Removal of condition 4 (relating to use of the garage for car parking purposes only) of planning permission dated 29/1/1991 to allow conversion of existing garage into habitable space for dwelling house and insertion of new sliding gate to front of dwellinghouse.

HGY/40464 – Planning permission granted on 29/01/1991 for: for the demolition of existing garages and erection of a 2-storey building with 2 new garages and 1 bedsit flat above.

Other relevant sites

2011/0114/P – Planning permission granted on 01/08/2017 for: Replacement of 3x timber framed sash windows with Upvc framed windows on north and east elevations of first floor flat (Class C3).

Other relevant site:

27 and 29 Hampstead Lane

2006/0395/P – Planning permission granted on 28.03.2006 for conversion of the existing single-family residential dwelling (Class C3) within no.27 Hampstead Lane and the first floor of no.29 Hampstead Lane to create one 2-bed flat and one 4-bedroom dwelling.

31 Hampstead Lane

2011/0114/P – Planning permission granted on 18.03.2011 for replacement of 3x timber framed sash windows with Upvc framed windows on north and east elevations of first floor flat (Class C3).

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

The Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design (paragraph 6.49)

D2 Heritage (page 211, paragraphs 7.42, 7.46 – 7.47)

Camden Planning Guidance 2016 - 2018

CPG 1 - Design (paragraphs 4.12 to 4.13)

CPG3 - Sustainability

CPG6 - Amenity

Highgate Conservation Area Appraisal and Management Strategy 2007 (Page 60)

Assessment

1.1 Proposal

1.2 Planning permission is sought for the erection of a rear extension on the existing terrace at first floor level, infill extension to the east elevation with enlarged terrace, it is also proposed to alter the fenestration treatment to the rear and the windows/doors would be replaced with new sliding door.

1.3 The proposed rear extension at first floor level would measure approximately 2.4m in height x 6.7m in width and 2.6 at its deepest point. The existing terrace area measures approximately 3.4m at its deepest point and 4.2m in width and the proposed rear terrace would measure 6.7m in width and 1.1m in depth.

1.4 Revision

1.5 It should be noted that during the course of the assessment revisions to the proposed scheme were requested by the Council's planning department, the design and conservation officers were also consulted and revision to the original scheme was requested in order to overcome concerns raised. The revision made to the proposed scheme can be summarised as follows:

- The proposed roof terrace, following the demolition of the pitched roof has been omitted from the proposed scheme;
- The plans and elevation plans were revised for accuracy, and;
- Contextual elevation drawings were requested and received;

2.0 Design and appearance

2.1 The Local Plan planning policies D1 (Design) and D2 (Heritage) are most relevant. Planning policy D1 aims are to secure high quality design that considers the character, setting and form of neighbouring buildings which are re-affirmed in Policy D1 which states that development should respect the character, setting, context, form and scale of neighbouring buildings. This is supporting in

paragraph 7.2, which emphasises that the design of development should take into account the pattern and size of blocks, gardens and streets in the surrounding area. Whilst, Policy D2 of the Local Plan requires extension to preserve the area where possible or enhance the area's character.

2.2 Camden planning guidance 1 (CPG 1) states that extension or alterations should 'respect and preserve the original design and proportions of the building, including its architectural period and style. Furthermore, respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space this would not be the case in this instance.

2.3 The National Planning Policy Framework (NPPF) states that great weight should be given to the conservation of heritage assets, as they are irreplaceable and any harm should require clear and convincing justification. In this case, the harm identified to the Conservation Area would, in the context of the significance of the heritage asset and in this case, would be more than substantial. The NPPF requires that where the harm is identified this should be less than substantial, that harm should be weighed against any public benefits of the proposal.

2.4 No. 29 Hampstead Lane comprises symmetrical semi-detached houses consisting of three to four storeys properties with basement. Constructed from a pale gault brick with slate-covered roofs, with three bay windows to the front elevation. No. 31A is set back from the building line with three small front windows. The host building is a converted garage (Highwood Lodge) associated with 31A Hampstead Lane, the property was previously extended under planning permission HGY/40464 dated January 1991 and is described as being of no value, due to its design and appearance within the Highgate Conservation Area.

2.5 The proposed extensions to the rear would be constructed on the existing flat roof currently being used as a terrace, the proposed bulk and scale would be subservient within its setting and would not have a detrimental impact on the neighbouring heritage assets of no's 29 and 31A Hampstead Lane given its limited visual impact to the rear elevation. Thus, the proposals would not have impact on the character and appearance of the conservation area. In addition, the overall design including the proposed material used would not detract from the architectural style, character and symmetry of the host building and neighbouring properties.

2.6 The proposed infilling of the 1st floor would extend towards the east with no. 29 by approximately 1.3m in width and 2.6m in depth, to the west elevation the existing terrace would be extended in width by approximately 0.9m and 1.9m in depth. Combined the extension proposed on the first floor terrace would have an overall width of 6.7m and would be approximately 2.5m in height. The proposed rear addition would be constructed using brick to match the masonry of the existing and include a series of French doors; the proposed balustrade would be metal to match the design of the existing terrace. The rear extension would be predominantly visible from the private views of the neighbouring gardens to the rear elevation.

2.7 The relationship the proposed development has with its surroundings in terms of the design and appearance with the host building are all material considerations when considering this application. The Highgate Conservation Area stipulates the importance of good-designed schemes in conservation areas and this is re-affirmed in the NPPF 2012. It should be noted that contextual elevation/section drawings were submitted to demonstrate how the applicant/agent have considered the proposal in the context of the conservation area. Given the detailed design of the first floor extension within its setting to the rear and flank elevations of the host buildings, it is not considered that the proposal would detract from the neighbouring buildings and harm the extension proposed would not be detrimental to the conservation area.

2.8 Roof Terrace

2.9 Planning policy D2 of the Local Plan's aims are to manage change in a way that the development retains the distinctive character of the conservation areas and expects new development to contribute positively to this. The existing terrace measures approximately 3.0 to 3.8m deep and 4.7m in depth

and the proposed roof terrace would measure approximately 1.0m in depth and 6.7m (an increase of in width of terrace area by approximately 2.0m). It is proposed to install privacy screen to the flank elevations.

2.9.1 The roof terrace would not be visible from the wider public realm. Thus, limiting any potential harmful impact to the character and appearance of the host building and the wider conservation area. Moreover, the increase in the width of the proposed terrace given its scale is considered as a subservient addition to the host building.

3.0 Amenity

3.1 Development should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure in accordance with CPG 6 and planning policy A1 of the Local Plan. There are concerns from the residents of the neighbouring property about the possibility of loss of daylight/light as a result of the first floor infill extension with no 31 and 29 Hampstead Lane.

3.2 It is considered that whilst there would be some impact, this would not be sufficiently detrimental in terms of daylight/sunlight with the habitable rooms at first floor level to warrant a refusal, in this instance. No. 31A Hampstead Lane consists of three side (east) facing windows. The plan form (2011/0114/P) suggests that two of these windows serve as a bedroom. The revised drawings are annotated to show that the impact would not be exacerbated in terms of loss of daylight/sunlight given the position and location of the existing bedroom window which is set back from the building line with the host building (Highwood Lodge). It is considered that there would be limited impact with sense of enclosure and overshadowing. There is an additional obscured glazed (east) facing window to the flank elevation at first floor level. However, there is no planning history to indicate what room this window is associated with. Nevertheless, the site photos suggest this may relate to a bathroom window given the addition of an extract duct.

3.3 In regards to no. 29 Hampstead Lane, the proposal would have some impact with the kitchen/dining room at ground floor level and the first floor windows. However, the impact would be less than detrimental given the scale, setting and height of the rear first floor extension. There is also a small window at first floor, which seems to serve the internal staircase. Overall, the infill extension to the rear for an enlarged terrace would not have a detrimental impact.

3.4 In terms of loss of privacy and overlooking, there is currently a 2.7m gap between the host building and the flank elevation with no. 29 Hampstead Lane and the introduction of the privacy screen to the flank elevation would minimise any potential impact. Therefore, it is considered that the increased width of the terrace area would not exacerbate levels of overlooking more than what already exists between the neighbouring properties.

4.0 Recommendation

4.1 Grant planning permission subject to conditions.