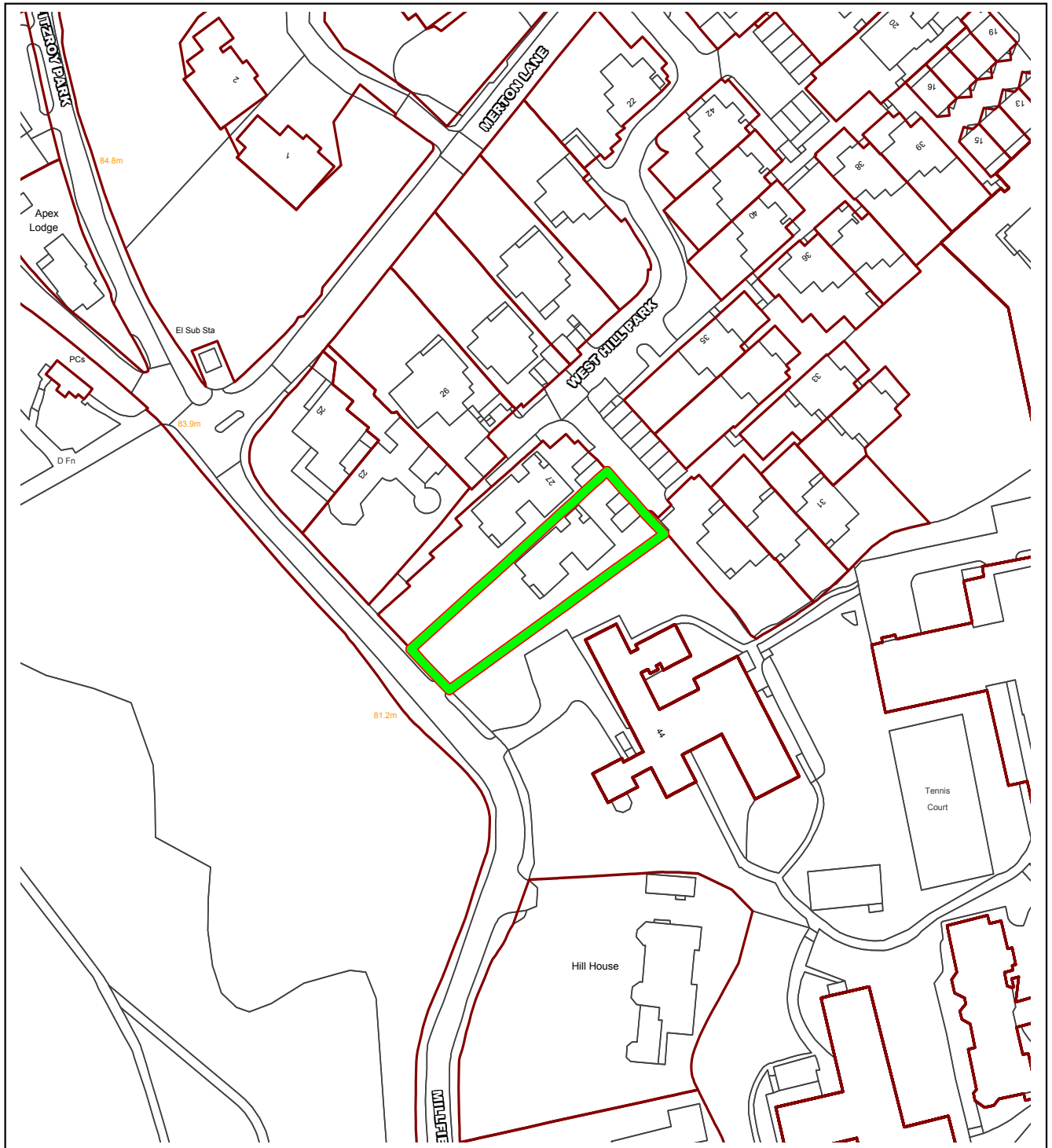


2018/1836/P – 28 West Hill Park



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1) Front elevation of garage and parking space



2) Boundary of site and neighbouring garage



3) View along street



4) Double garage within the vicinity



Site plan with photograph locations

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	13/06/2018
		N/A		Consultation Expiry Date:	08/06/2018
Officer				Application Number(s)	
Ben Farrant				2018/1836/P	
Application Address				Drawing Numbers	
28 West Hill Park London N6 6ND				Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey side extension to enlarge the existing garage					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>A site notice was displayed on 18/05/2018 (consultation end date 08/06/2018).</p> <p>A press notice was displayed on 17/05/2018 (consultation end date 07/06/2018).</p> <p>Three objections were received from neighbours, summarised as follows:</p> <p><u>27 West Hill Park</u></p> <ul style="list-style-type: none">• First design change to the estate which is a locally listed heritage asset• Compromise the symmetry of the estate• Difficult to match the brickwork• No public benefit• Sets a precedent for further alterations to the estate <p><u>18 West Hill Park</u></p> <ul style="list-style-type: none">• Contrary to policies D1, D2 & DH4 causing harm to the character and appearance of this protected residential area <p><u>West Hill Park Management Co. Ltd.</u></p> <ul style="list-style-type: none">• Contrary to DH4 of the Highgate Neighbourhood Plan and D1 of the Local Plan (serving to upset the symmetry with the neighbour)• Current solid and void nature of garage and parking space is an important architectural feature• Causes significant harm to the conservation area with no public benefit• Set a precedent for similar future development <p><u>Officer Response:</u></p> <ul style="list-style-type: none">• <i>The design (symmetry, brickwork, impact on area and precedent of infilling the void) are considered within section 3 of the report)</i>• <i>The impact on the conservation area and public benefit resulting from the development are assessed in section 3 of the report</i>• <i>The proposal would not set a ‘precedent’ as each application is determined on its own merits</i>					
Highgate Conservation Area Advisory Committee (CAAC)	<p>An objection was received from the Highgate Conservation Area Advisory Committee (CAAC):</p> <p>“Neighbours' views should be taken into account. The application appears to break the covenants in operation on this estate”</p>					

	<p><u>Officer Comment:</u></p> <p><i>The siting, scale and design of the dormer is assessed in section 3 of the report below</i></p>
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Site Description

The application site comprises a detached property on the south-eastern side of West Hill Park, a single garage with parking space to the side currently front West Hill Park in a similar style to other properties within the development (including the neighbouring no.27. A block of single garages front the opposite side of the street.

The property is sited within the Highgate Conservation Area, and whilst there are no nearby Listed Buildings, the proposal forms part of the Locally Listed West Hill Park housing estate. The estate is noted within Camden's Local List as the following:

“A housing estate from 1971-3 designed by Ted Levy, Benjamin and Partners whose work is found throughout Camden. Built on the site of St Pelagia's Convent which has been hardly altered since it was built. It consists of houses of varying sizes and the block of flats, West Hill Court. The design is typical of good developments of the period and has considerable architectural significance. It demonstrates how a densely built estate can be designed to sit within the topography of the site and prevent overlooking and ensure privacy”

Relevant Planning History

None directly applicable

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the proposed impact of development

D1 Design

D2 Heritage

Highgate Neighbourhood Plan (2017)

DH2: Development Proposals in Highgate's Conservation Areas

DH4: Side Extensions

Camden Planning Guidance

CPG1 Design (2018)

CPG6 Amenity (2018)

Highgate Conservation Area Appraisal and Management Strategy

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Erection of a single storey side extension to the existing garage (width 2.5m, 5.46m deep, 2.66m high (to match the current height of the existing garage)). The addition would be finished in matching materials, with a double garage door fitted to the front

2. Revisions

2.1. No revisions were made to the scheme during the course of the application

3. Design

3.1. The proposed side extension to the existing garage would serve to infill a small area to the side of the existing garage. The addition, by reason of its height matching the existing garage, appropriate width, and depth shallower than the host garage, is considered to be acceptable. Whilst the addition would be entirely visible within the streetscene, it is considered not to result in harm to its character and appearance, nor would it harm the surrounding conservation area or locally listed estate. Garages are a prominent feature throughout the estate, and particularly this stretch of the road, with a block of single garages directly opposite the application site. It is further noted that double garages exist within the area, and so the proposal would fit within this context. Whilst comments have been received stating that the proposal would serve to unbalance the properties, the garages are separated from one another and would not be easily read as a pair as existing. Whilst the proposal would serve to infill the existing parking space, this is considered to be acceptable. Given the surrounding context of development, separation distance to the closest neighbouring garage, and siting, scale and design of the proposed addition, it is considered to be acceptable.

3.2. Given the above assessment, the proposal is considered not to result in harm to the character, appearance, or historic interest of the property, surrounding conservation area, or locally listed estate.

3.3. 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.

4. Impact on neighbouring amenity

4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

4.2. The proposed addition would be located towards the centre/rear of the site away from neighbours; as such, it is considered not to result in undue harm to neighbouring properties.

4.3. Overall, the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

4.4. As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, DH2 & DH4 of the Highgate Neighbourhood Plan (2017), the London Plan 2016, and the National Planning Policy Framework 2012.

5 Transport

5.1 The extension of the existing garage across the narrow parking space to create a double garage would not result in an overall increase in parking.

5.2 The proposed development is minor in nature and does not require a Construction Management Plan (CMP) or associated CMP Implementation Support Contribution. The proposal would be considered acceptable on transport grounds.

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 2nd July 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'.

Application ref: 2018/1836/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 22 June 2018

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

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Lisa Shell Architects Ltd
Unit EG2, Norway Wharf
24 Hertford Road
London
N15QT

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**28 West Hill Park
London
N6 6ND**

DECISION

Proposal:

Erection of a single storey side extension to enlarge the existing garage

Drawing Nos: LO/001, LO/002, SU/300, SU/301, SU/302, SU/303, SU/304, SU/305, SU/306,
GA/300, GA/301, GA/302, GA/303, GA/304, GA/305 & GA/306

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).

- 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 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: LO/001, LO/002, SU/300, SU/301, SU/302, SU/303, SU/304, SU/305, SU/306, GA/300, GA/301, GA/302, GA/303, GA/304, GA/305 & GA/306.

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.

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

David Joyce
Director of Regeneration and Planning