

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	21/06/2018
		N/A / attached	<b>Consultation Expiry Date:</b>	31/05/2018
<b>Officer</b>			<b>Application Number(s)</b>	
Stuart Clapham			i) 2018/1974/P ii) 2018/2060/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 4 1 Holly Terrace London N6 6LX			See draft decision	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
i) & ii) Replacement of existing windows with double glazing. Installation of new double-glazed french doors and Juliette balcony to south elevation.				
<b>Recommendations:</b>		i) Refuse planning permission ii) Refuse listed building consent		
<b>Application Type:</b>		i) Full Planning Permission ii) Listed building consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>			No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>Full planning permission          A site notice was displayed from 4<sup>th</sup> May 2018 to 25<sup>th</sup> May 2018          A press advertisement was placed from 10<sup>th</sup> May to 31<sup>st</sup> May 2018</p> <p>No objection was received</p> <p>Listed building consent          A site notice was displayed from 4<sup>th</sup> May 2018 to 25<sup>th</sup> May 2018          A press advertisement was placed from 10<sup>th</sup> May to 31<sup>st</sup> May 2018</p> <p>No objection was received</p>					
<b>Highgate CAAC</b>	<p>The Highgate Conservation Area Advisory Committee and Highgate Neighbourhood Forum were notified.</p> <p>No objection was received.</p>					

## Site Description

The site is a four-storey terraced property on the southeast site of Highgate West Hill. The property is subdivided into five flats, with this property occupying the third floor of the building. The property is Grade II Listed and located the Highgate Conservation Area.

The north, south and west elevations of the property have large sash windows. On the south and west elevations this form part of a hierarchy of larger (principally full-height) windows below and smaller windows in the mansard roof above. Several of the existing windows (sited at W1, W2, W3 and W4 on the proposed drawings) to the flat are not original, with double glazing and internal glazing bars. There is however no history of planning or listed building consent for these non-original windows.

To the western elevation, lower levels of the property incorporate Juliet balconies and the west elevation of Flat 4 also incorporates balustrades to the windows.

## Relevant History

2018/2307/L and 2018/2078/P. Flat A, 1 Holly Terrace. Replacement of existing single glazed timber framed windows and French doors with single glazed timber framed windows and French doors with secondary glazing. Full Planning Permission and Listed Building Consent granted 17/05/2018

2016/2633/L and 2016/1631/P. Flat 1a and Flat 5, 1 Holly Terrace. Blocking up of ground floor cloak room window on north east flank elevation (Flat 1a) (retrospective); replacement timber windows at third floor level (Flat 5); various internal alterations. Full Planning Permission and Listed Building Consent Granted 05/07/2016.

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2016

### London Borough of Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

### Supplementary Planning Guidance

Camden Planning Guidance 1 – Design (July 2015, updated March 2018)

### Highgate Conservation Area Appraisal and Management Plan 2007

## Assessment

### 1.0 Proposal and background

1.1 Planning permission and listed building consent is sought for the replacement of four windows (sited at points W1, W2, W4 and W5 in the proposed elevations) with double-glazed timber-framed sash windows with external glazing bars. Additionally, permission/consent is sought for the creation of a new French door at W3, incorporating a Juliet balcony in the style of those on the western elevations of the lower floor.

#### *i. Full planning permission*

### 2.0 Design and heritage

#### Policy

2.1 Local Plan Policy D1 (Design) states that the Council will secure high quality design in development. In particular it requires that development: respects local context and character; and preserves or enhances the historic environment and heritage assets.

2.2 Policy D2 (Heritage) states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Furthermore the Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; and resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

2.3 CPG1 (Design) outlines the council's approach to windows, highlighting that in conservation areas original single glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double glazing can be installed in a design that matches the original, for instance sash windows or casements with large individual pane sizes, or in secondary glazing. In such cases, the window frame and glazing bars of the replacement windows should match the existing.

#### Assessment

2.4 The property and broader terrace is characterised by single glazed fenestration, some of which includes separate secondary glazing. This form of glazing is characteristic for the local area, adding to the special interest of this part of the conservation area. Although the building does feature Juliet balconies to other elevations, the southern elevation currently maintains its original composition of fenestration, furthering its contribution to the character of the CA.

2.5 The proposed insertion of a Juliet balcony at this height and on this elevation would disrupt the symmetrical fenestration pattern along this elevation of the 7 terraced listed properties which make up the north side of Holly Terrace. The balcony would be prominent in public views from Highgate West Hill and from private views, and would appear as an alien structure given that there are no other Juliet balconies on the unaltered upper façade of the terrace which is characterised by identical 'six-over-six' timber sash windows. It is further noted that the building is listed as a terrace and as such contributed greatly to the special interest of the CA. The incongruence of the French doors and Juliet balcony proposed would be harmful to the character and special interest of the host building as well as the Highgate Conservation Area.

2.6 As the harm to the conservation area would be less than substantial, in line with para.134 of the NPPF such harm should be weighed against any public benefits which the scheme would deliver. In this instance the development would result in private benefits to the owner/occupiers of the individual flat only and would provide no wider benefits to the public. As such the harm caused would not be outweighed and the works are considered contrary to policies D1 and D2 of the Local Plan.

### 3.0 Residential Amenity

3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

3.2 The application would increase the size of one window for the creation of a glazed French door. The outlook created by this would not be harmful to the privacy of neighbouring residential occupiers given the existing situation. No other aspect of this proposal would generate a loss of outlook, overshadowing, noise or artificial light pollution. As such the scheme would be in accordance with Local Plan Policy A1.

#### ***ii. Listed Building Consent***

### 4.0 Heritage

#### *Policy*

4.1 As outlined under Assessment point 2.2, Local Plan policy D2 outlines the council's approach to protecting the special architectural interest of Listed Buildings.

#### *Assessment*

4.2 While the replacement windows would be closer to the original design as compared to the existing double glazed windows on account of the external glazing bars and higher design quality, weight is not given to this on account of the fact that permission was never sought for the replacement of the original windows. As discussed above, the property and broader terrace is characterised by single glazed fenestration, a form of glazing which add to their special architectural and historic interest. The proposed double glazing would result in the replacement windows would act to further erode this character and the significance of the listed building. The existing fenestration to the Southern elevation at this level also remains consistent, uniform and in its original composition. Given the prominent positioning of the proposed replacement windows and French doors/balcony, the application is considered harmful to the special architectural interest of the Grade II listed building. The proposal represents less than substantial harm to this heritage asset without any demonstrable public benefit derived from the scheme, contrary to policy D2 of the London Borough of Camden Local Plan 2017. As a result it is recommended that listed building consent is refused.

### 5.0 Recommendation

#### i) Refuse planning permission

The proposed French doors and Juliet balcony would, by reason of their siting and design, represent unsympathetic and incongruous additions to the host property which would act to disrupt its elevational composition, causing harm to its character and appearance and failing to preserve the character of the Highgate conservation area. As such, the scheme

would be contrary to policies D1 and D2 of the Camden Local Plan (2017).

ii) Refuse listed building consent.

The proposed double glazing to replacement windows, by reason of its detailed design and appearance, and the proposed French doors and Juliet balcony, by reason of their siting and design, would represent unsympathetic and incongruous additions to the listed building which would act to disrupt its elevational composition, causing harm to its character, appearance and significance contrary to policy D2 of the Camden Local Plan 2017

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