

Delegated Report (Refusal)		Analysis sheet		Expiry Date:	16/07/2018
		N/A / attached		Consultation Expiry Date:	21/06/2018
Officer			Application Number(s)		
Emily Whittredge			2018/1608/P		
Application Address			Drawing Numbers		
Flat 7, 23 Highgate West Hill London N6 6NP			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of replacement dormers to side and rear roof slope, and formation of rear roof terrace.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed near the site from 30/05/2018 to 20/06/2018. A press notice was published in the Ham & High on 31/05/2018.</p> <p>Objections were received from two occupiers of flats within 22 Highgate West Hill on the grounds that:</p> <ul style="list-style-type: none"> • The proposed alterations and extensions do not comply with guidance in the Highgate Conservation Area Appraisal; • The alterations would significantly change the historic roofline, adversely affecting this historic roofscape of the group of Victorian villas; • The proposed dormers would be intrusive and 2.5 times larger than those they would replace; • The proposed windows are inappropriate and unsightly; • Is representative of unacceptable roof alterations within a Conservation Area; • The approval would create an undesirable precedent for similar development in Highgate West Hill; • Potential for noise nuisance to the rear bedrooms at 22 Highgate West Hill. <p><i>Officer response: An assessment of the proposal's impact on the character and appearance of the host building and the surrounding Highgate Conservation Area can be found in section 3 of the report below. An assessment of amenity impacts of the proposed development is within section 4 of the report.</i></p>					
CAAC/Local groups comments:	<p>The Highgate Conservation Area Advisory Committee and the Highgate Neighbourhood Forum were consulted by email on 24/05/2018.</p> <p>No comments were received within the 21 day statutory consultation period, or up to the date of determination.</p>					

Site Description

The application relates to a four storey semi-detached property on the western side of Highgate West Hill. The building is not listed, but lies within the Highgate Conservation Area and is defined as a positive contributor. The site is also within the Highgate Neighbourhood Plan area.

The property forms one of eight largely uniform semi-detached villa-style properties with shallow hipped roofs, which is a roof form characteristic of this part of Highgate West Hill and Millfield Place to the rear.

No. 24 Highgate West Hill, the attached property which forms a semi-detached pair with the application building, has large side and rear dormers and a roof terrace; however, planning permission was not granted for these developments.

Relevant History

2007/3783/P - Enlargement of rear dormer window to form roof balcony; enlargement of side dormer; and installation of velux rooflight on front roof slope to existing flat. **Granted 09/10/2007**

2005/1450/P - Application for Certificate of Lawfulness for an existing use of 1st, 2nd & 3rd floors as 5 self-contained flats. - **Granted 30/06/2005.**

PE9700841R1 - The proposed use of the 1st, 2nd and 3rd floors as 5 bedsits each with integral cooking and bathroom facilities. - **Refused 13/03/1998.**

PE9700252R1 - The retention of the basement and ground floor as two self-contained residential units. - **Granted 22/12/1997.**

24 Highgate West Hill, Flat 1st Floor Part 2nd and 3rd Floors

Certificate of Lawfulness (Exisiting) Granted - Retention of balustrading, planting, artificial grass, access door and stairs to roof -**Granted 29/12/2017**

Relevant policies

National Planning Policy Framework 2018

The London Plan 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Highgate Neighbourhood Plan 2017

Policy DH5 Roofs and Roofscape

Highgate Conservation Area Appraisal and Management Strategy October 2007

Assessment

1.0 Proposal

1.1 The application seeks to carry out alterations and extensions to the top flat, comprising:

- Replacement side dormer measuring 4.5m wide and 2m high, set back 0.4m from the eaves.
- Replacement rear dormer measuring 3.6m wide and 1.5m high, with an inset roof terrace measuring 4.8m wide with a glazed balustrade, set back 0.2m from the eaves.

2.0 Assessment

2.1 The key considerations in the assessment of this application are:

- Impact on the character and appearance of the host building and the Highgate Conservation Area;
- Impact on the residential amenity of adjoining occupiers.

2.2 Planning permission was granted 11 years ago for a similar development that was never implemented. This expired permission has limited weight in the consideration of this application, as it was determined against a different Development Plan as was prior to the Council's supporting planning guidance (Camden Planning Guidance CPG). The Council's current Local Plan was adopted in 2017. The development granted permission under reference 2007/3783/P comprised the erection of a side dormer 4.5m wide, a rear dormer and roof terrace 3.5m wide, and installation of a front roof light 0.5m wide.

3.0 Design and impact on the conservation area

3.1 The Council's design policies are aimed at achieving the highest standard of design in all development, including where alterations and extensions are proposed. Policy D1 of the local Plan requires development to be of the highest architectural quality and to respect local context and character. Policy D2 states that the Council will require developments to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets including conservation areas.

3.2 Camden's Local Plan document is supported by CPG 1 (Design), the Highgate Conservation Area Statement and the Highgate Neighbourhood Plan.

3.3 The application building sits within a group of eight largely uniform semi-detached villa-style properties on the western side of Highgate West Hill. The properties are characterised by shallow hipped roofs, which also appears on other nearby properties to the south and west. Four of the eight properties, including the application site, feature non-original dormers to the side and rear, but there is no planning history for these additions. Except for No. 24 Highgate West Hill, the existing dormers in the prevailing pattern of development are narrow, small projections in the roof slope and are secondary to the windows below.

3.4 No. 24 Highgate West Hill, attached to the application site to form a semi-detached pair, has large side and rear dormers and a roof terrace on the flat roof. Nos. 25, 26 and the application property have small dormers, and Nos. 25 and 26 have roof terraces with prominent railings.

3.5 The Highgate Conservation Area Statement describes the application site and surroundings as follows:

'Nos 19-26 (consec) are a group of more ornate semi-detached villas, with more elaborate stucco decoration, string courses, overhanging eaves, hipped roofs, ironwork to the windows, coloured tile decoration (some painted white), stucco piers and low front walls. Large roof extensions and roof terraces at Nos 24, 25 and 26 mar the roofscape, and are highly visible in

views down the hill.'

3.6 CPG 1 (para 5.6-5.10) provides specific guidance on the acceptability of roof extensions and alterations, including examples where alterations are likely to be acceptable. The following are considered relevant to the application site:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm;

3.7 CPG1 also provides specific guidance (para 5.11-5.13) on alterations to, or the addition of, roof dormers, which are expected to be sensitive changes which maintain the overall structure of the existing roof form. The following circumstances must be met:

- Dormers should not be introduced to shallow-pitched roofs;
- Dormers must not cut through the sloped edge of a hipped roof. They should be sufficiently below the ridge in order to avoid projecting into the roofline when viewed from a distance (usually 500mm from the ridge or hip);
- In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below;
- Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

3.8 The guidance also explicitly states that *'the presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind'*.

3.9 Policy DH5 (Roofs and Roofscape) of the Highgate Neighbourhood Plan, adopted in 2017, states that:

'Roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets.'

3.10 While there are examples of dormers in the immediate area as described above, these are largely of a narrow, modest scale and are set down from the margins of the roof at all sides. The addition of dormers to this shallow roof type is contrary to CPG1 guidance, and the existing dormers are highlighted as harmful within this part of Highgate West Hill (therefore the proposal is exacerbating an already harmful development). Only No. 24 features large-scale dormers, and this type of extension is therefore not an established pattern of development within the group, and further similar development would cause additional harm to the conservation area, contrary to CPG1, the Local Plan and the Highgate Neighbourhood Plan.

3.11 The proposed side and rear dormers would be significantly wider, taller and bulkier than the existing smaller dormers they would replace, such that they would project above the hip of the roof

and be joined together at their southwest edge, resulting in a substantial addition to the original roof form. Both dormers would fail to meet CPG1 criteria for the acceptability of roof extensions in this locations, and would also fail to comply with more specific design requirements in respect of width, bulk, scale and detailed design.

3.12 The existing side dormer measures 1.4m wide and 1.7m high, and is set down from the flat roof by 0.2m and set back from each of the roof margins. The proposed replacement dormer would be 3.1m wider and 0.3m taller than the existing, set back 1m from the front roof hip but projecting 1m above it at the rear. The existing rear dormer measures 1.6m wide and 1.3m high, and has an inset roof terrace narrower than the dormer, while the proposed dormer would be 2m wider and 0.2m taller. In scale and siting, the proposed dormers would appear disproportionate to the roof form, and would be visible in both public and private views.

3.13 The existing side dormer is visible from the public highway on Highgate West Hill and Makepeace Avenue, and its height and width are particularly apparent from Makepeace Avenue. By virtue of its scale, width and detailing, the proposed larger side dormer would appear as an incongruous addition to the existing roof. The dormer would be highly prominent within the streetscene, as it would project above the roofline in close and long views and would have a significantly adverse impact on the character and appearance of the area (and therefore neither preserve nor enhance the character and appearance of the Conservation Area).

3.14 The proposed side dormer would feature a horizontal series of windows 4m wide by 1.2m tall in 6 panes, which do not relate to the fenestration of the host building in respect of their number, arrangement and detailed design. The proposed glazing to the rear dormer is significantly wider than the windows below and does not reflect the character or design of the original fenestration. As such, the proposed windows and doors are not considered to preserve or enhance the character or appearance of the host building or the wider Highgate Conservation Area.

3.15 The proposed materials for the dormers and windows are not specified within the application documents or on the plans, and it is therefore not possible to assess this aspect of the proposal. However, were the development to be recommended for approval, this information would be required by planning condition. Materials would be required to be traditional, rather than modern, to match that originally used on the building. The proposed use of glazing for the balustrade is not sympathetic to the age and character of the building or the wider conservation area, and is therefore contrary to Policy D2 of the Local Plan.

Roof terrace

3.16 CPG 1 states that roof terraces inset within the plane of a roof should be sited a minimum of 1.4m back from the roof edge and 1.1m above eaves level. The guidance also states that a terrace should be no wider than a dormer opening. The proposed roof terrace fails to comply with the guidance as it would extend 1.25m wider than the dormer on the northern side, to a width of 4.8m and would be set back 0.2m from the roof edge and 0.1m above eaves level. The balustrade would be constructed directly above the rear wall of the building and include a 0.3m high brick wall with 0.7m of glazing above, failing to retain a significant area of roof slope at the eaves

3.17 The proposed terrace, in connection with the proposed rear dormer, would result in a disproportionate intervention to the plane of the roof and cause harm to the integrity of the rear roof form. This aspect of the proposed development would fail to respect local context and character, contrary to Policies D1 and D2 of the Local Plan.

Roof lights

3.18 The existing building has a roof light on the front roof slope. 50% of the semi-detached villas in this part of Highgate West Hill have front roof lights, which have become part of the character of the area. A replacement rooflight of the same scale as the existing is not considered to cause harm and

is therefore acceptable.

4.0 Impact on residential amenity

4.1 The proposed windows of the side dormer would serve the principle habitable room of the flat, in contrast with the existing small side windows that serve a stairwell and are set back from the rear elevation. The proposed side dormer would include 6 windowpanes extending 4.5 m wide that would almost align with the rear wall of No. 22, forming an unneighbourly addition and creating the perception of overlooking. By virtue of the dormer's scale, siting and function, the development would result in both actual and perceived loss of privacy to adjoining occupiers, contrary to Local Plan Policy A1. A planning condition would be necessary to prevent the loss of privacy by requiring all new side facing windows to be obscure glazed and fixed shut.

4.2 The proposed roof terrace to the rear would result in an outdoor space for sitting out measuring approximately 4.7m sq. The resulting space would not accommodate a large number of users and is therefore unlikely to cause significant disturbance to adjoining occupiers. The terrace would replace an existing balcony and would not introduce a materially greater level of overlooking than the existing situation.

4.3 The development is therefore considered acceptable in respect of impact on residential amenity.

5.0 Conclusion

5.1 The proposed dormer windows and roof terrace, by reason of their width, bulk, scale and detailed design, would fail to be subordinate additions to the roof form and would detract from the architectural integrity of the host building. The proposed dormers would be visible within the street scene and in private views, causing harm to the character and appearance of the conservation area contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and Policy DH5 (Roofs and Roofscape) of the Highgate Neighbourhood Plan 2017.

5.2 The proposed side dormer, by reason of its scale, siting and function, would result in the perception of overlooking to adjoining occupiers, contrary to Policy A1 (Amenity) of the Camden Local Plan 2017.

6.0 Recommendation

6.1 Refuse planning permission