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Contact: Samir Benmbarek
Direct line: 020 7974 2534
Email: samir.benmbarek@camden.gov.uk

Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG

Mr David Crosthwait
 Lipton Plant Architects
 39 Moreland Street
 London
 EC1V 8BB
By email

www.camden.gov.uk/planning

Dear Mr Crosthwait,

Re: 2 Bacon's Lane, Highgate, London, N6 6BL

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 05th April 2018 together with the required fee of £432.69.

1. Drawings and documents

486 2 Bacon's Lane Pre-Application (March 2018)

2. Proposal

Erection of extension and terrace at first floor level with associated glazed link to dwelling

3. Site description

The application site comprises of a part-one, part-two storey dwelling house located on the western side of Bacon's Lane. It is located within the Highgate Village Conservation Area. It is not a listed building, but is described within the Highgate Conservation Area Appraisal and Management Strategy as a building that makes a positive contribution to the conservation area.

The description of Bacon's Lane within the Appraisal and Management Strategy is as follows:

"This narrow lane lies on the slope south of South Grove, and benefits from views of the trees in Highgate West Cemetery...The enclave was developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard and of an old 19th century house. Mr Osborne, then the owner of the Old Hall, offered building plots for sale to a number of architects who built their own houses.

There is a sense of openness: boundaries between properties are minimal, reminiscent of the former garden, although some of the houses are deliberately concealed from the rest of the group."

No. 1 and 2 Bacon's Lane was designed by Peter Cocks circa 1960 and is designed in a modernist vernacular style, using brown brick, brown timber shuttering and timber casement windows. The building takes the form of a series of stacked boxes stepping down from the first floor.

The site is adjacent to The Old Hall which is a grade II* listed building. The immediate area of the site is residential and of a suburban village character with the building types being mainly residential. Commercial uses are located nearby along Highgate High Street that is located approximately 200m away to the east of the site. Highgate High Street is also the boundary between the London Borough of Camden and the London Borough of Haringey. The site is also located in close proximity to Metropolitan Open Land (MOL) with Waterlow Park and Highgate Cemetery being located to the immediate south of Bacon's Lane.

- 4. Relevant planning history**
No planning application history.

- 5. Relevant policies and guidance**

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[Camden Local Plan 2017](#)

A1- Managing the impact of development

A2- Open Space

D1- Design

D2- Heritage

[Camden Planning Guidance](#)

CPG1 (Design) (Updated March 2018)

CPG Amenity (March 2018)

[Highgate Conservation Area Appraisal and Management Strategy 2007](#)

- 6. Introduction**

This written response is based on the drawings submitted in the "Drawings and Documents" section, and a site visit conducted on 01 June 2018. Should the pre-application scheme be altered, some of the advice given may become redundant as a result of this. This advice may not be considered relevant if adopted planning policies at national, regional or local level are changed or amended. Other factors such as case-law and subsequent planning permission may affect this advice.

- 7. Design, Conservation and Heritage**

Policy D1 seeks high quality design in all alterations and developments. The Council will require that development respects the local context and character and are of high quality that compliments the local character. Furthermore, policy D2 will preserve and, where appropriate, enhance Camden's diverse heritage assets and their settings including conservation areas.

The Highgate Village Conservation Area Management and Appraisal Strategy describes that a key element of the distinctive character and appearance of the conservation area is the variety and eclecticism of the historic village and the surrounding properties in contrast with the open landscape. The strategy further states that high quality design and high quality execution will be required of all new development and will be expected to respect, complement and enhance the special character and appearance of the Highgate Conservation Area.

CPG1 (Design) generally expects extensions to be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing and to respect and preserve the original design and proportions of the building, including its architectural period and style. Extensions should generally terminate at one full storey below the original eaves level and furthermore, side extensions should be no taller than the porch.

As described previously, Bacon's Lane does not comprise of a general or typical building typology throughout the lane. Each building (although of a modern style) has its own design and therefore, the lane is considered atypical. The host building design is of a stacked block form. Therefore, the guidance of the proposed extension terminating at one full storey below the original eaves level, or not be taller than the porch/entrance of the building can be relaxed in this instance. As such the principle of the first floor extension is considered acceptable for this building, subject to high quality detailed design that is present throughout the host building.

The proposed extension would be set back 4.0m away from the parapet of the street elevation and therefore the extension is considered be subordinate to the host building in terms of its position towards the rear of the building when viewed along Bacon's Lane.

The materials that would be used in the construction of the first floor extension are interlocking black back painted glass cladding with sliding doors facing onto the southwest and the proposed terrace. Clear glass would be used for the link at first floor and would also be featured a ground floor level on the south-eastern elevation. The choice of the glass cladding would differentiate the proposed extension from the host building and the rationale of this choice is to reduce the extension's visibility by reflecting its surroundings. This rationale is hard to substantiate based on the submitted details and within an application submission, evidence or details demonstrating how the material would achieve this in reality would need to be provided.

Another possibility could be to investigate and explore other choices of materials for the proposed first floor rear extension. As explained previously, due to the atypical nature of the setting, a range of materials could be explored subject that it is of high quality. The materials used should add interest to the building and some contrast so that the original building can still be read as a result of the proposal.

The clear glass for the link and the balustrading for the terrace is considered appropriate. The removal of the existing rooflight at first floor level and installation of 2x rooflights are considered acceptable in its quantity and scale.

8. Open Space, Trees and Landscaping

Policy A2 of the Camden Local Plan seeks to protect all designated public and private open spaces. In particular, part f of policy A2 states that the Council will conserve and enhance the heritage value of designated open spaces and other elements of open space, which make a significant contribution to the character and appearance of conservation areas or to the setting of heritage assets.

The site is adjoined to the west by The Old Hall and its associated grounds which is grade II listed and the openness of Bacon's Lane is described as a characteristic of the conservation area (in particular sub-area 1: Highgate Village). It is considered due to this setting, the proposal could affect this setting if designed poorly. It is also worth noting that although not visible from either Waterlow Park or Highgate Cemetery, the site is in close proximity to these areas of designated Metropolitan Open Land 'MOL'.

Therefore, as detailed within section 7 (design), a high quality designed extension is imperative in order to avoid harm to the character, setting and openness of the adjoining open space. This would include the potential for artificial light spill into these spaces and the resulting impact upon character and wildlife. It is therefore recommended that the potential impacts in terms of artificial light spill are fully considered and justified alongside any formal submission.

9. Adjacent Residential Amenity

Policy A1 of the Camden Local Plan seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

Daylight and Sunlight

It is considered that the proposed first floor extension would not impact upon access to daylight and sunlight towards the occupiers at No. 3 Bacon's Lane as the host building is located to the north of this neighbouring occupier at a distance of approximately 12m. It is further considered that the proposal would not adversely impact upon access to light for the occupiers of No. 8 Bacon's Lane due to the considerable distance including the width of the lane (approximately 13m).

Overlooking and Privacy

The proposed sliding doors of the extension are considered to not cause adverse levels of overlooking. The overlooking gained would be into the applicant's own garden in which there are already established views. The associated terrace would be flanked at the north and south and so would be inset at first floor. This would result in no overlooking into the garden of No. 3 Bacon's Lane (although this can be achieved in the current situation).

The proposed glazed link is considered to not cause adverse levels of overlooking as this would be into the application site's garden.

Outlook and Sense of Enclosure

It is considered that the outlook from the north-facing window of No. 3 would not be adversely affected by the proposal as the first floor extension would be located a reasonable distance away as it would from No. 8 Bacon's Lane. Furthermore, the proposal is not considered to lead to a sense of enclosure for adjoining residential occupiers.

10. Transport and Servicing

The proposal would not require a construction management plan, nor a highways contribution as it involves a first floor extension only.

11. Conclusion

In summary, the principle of a first floor extension to the application building is considered acceptable in principle subject to high quality design, in particular with the materials used. This is by reason of the atypical nature of the built environment along Bacon's Lane. Should the proposed black back painted glass cladding be proposed, it needs to be demonstrated how reflective the extension would be as a result and therefore its visibility reduced. Other materials can be explored subject to high quality and that would differentiate the proposed extension from the host building. It would be strongly advised to submit samples of the materials used as part of the planning application submission. It is not considered that the proposal would lead to an adverse impact upon the amenity of adjoining residential occupiers overall.

12. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Householder permission
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Manufacturer details of proposed materials
- Samples of proposed materials
- The appropriate fee £206 for householder permission
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up notices on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter please do not hesitate to contact Samir Benmbarek on 0207 974 2534

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Samir Benmbarek

Planning Officer
Planning Solutions Team