

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	i) 24/05/2019 ii) 24/05/2019
		N/A		<b>Consultation Expiry Date:</b>	i) 12/05/2019 ii) 12/05/2019
<b>Officer</b>			<b>Application Number(s)</b>		
Sofie Fieldsend			i) 2019/1732/P ii) 2019/2058/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
81 Highgate West Hill London N6 6LU			See decision notice		
<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) Erection of roof terrace with access stairs following the demolition of the existing roof. ii) Erection of roof terrace with access stairs following the demolition of the existing roof.					
<b>Recommendation(s):</b>		(i) Refuse Planning Permission and (ii) Refuse Listed Building Consent			
<b>Application Type:</b>	<b>Full Planning Permission and Listed Building Consent</b>				

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on the 17/04/2019 and the consultation period expired on the 11/05/2019. A press notice was advertised on 18/04/2019 and expired on 12/05/2019.</p> <p>One objection was received from 1 Holly Terrace during the consultation period, which has been summarised as follows:</p> <ul style="list-style-type: none"> <li>• Impact on appearance of listed building</li> <li>• Other similar applications have been rejected</li> </ul>					
<b>Residents groups/CAAC</b>	<p>Highgate CAAC and Highgate Neighbourhood Forum were consulted; no responses were received. National amenity societies were consulted and did not wish to comment on this occasion.</p> <p><b>Historic England</b> were consulted and made the following comments:</p> <p>'We note that the submitted application does not assess the significance of the roof proposed for demolition or indeed any of the interiors, as required by the National Planning Policy Framework 2018 paragraph 189: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected...The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.</p> <p>Paragraph 194 goes on to state that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation...irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 requires any harm to 'require clear and convincing justification'.</p> <p>In our view, the removal of the roof structure would cause some harm to the significance of this grade II building, which we do not consider justified by the current proposals.'</p>					

## Site Description

The application site is a three storey end terrace building located at 81 Highgate West Hill which was constructed in 1750s. Additional houses were added over time and a 1960s rear extension.

Nos 81, 82 & 83 are a group of three terraced houses (listed grade II). Nos 81 & 82 date from the middle of the 18th century and were built as a single dwelling on the site of a house dating from the 16th century. The building is three-storeys high, with a projecting wing on the north side (No 81). In the centre section (No 82) the three window bays are contained within arched recesses which rise through the first and second floors. Nos 81 and 82 have large chimneys.

The neighbouring buildings at No's 78-80 and 84 are designated as Grade II Listed. The site is also located with the Highgate Conservation Area and the Highgate Neighbourhood Plan Area.

## Relevant History

### Application site

**2005/3514/P** - Conversion of four residential units into one single-family dwelling house, including various internal and external alterations including alteration of internal partitions, relocation and replacement of staircases, new external windows, doors and installation of rear balcony.– **Granted 11/11/2005**

**2005/3515/L** - Conversion of four residential units into one single-family dwelling house, including various internal and external alterations including alteration of internal partitions, relocation and replacement of staircases, new external windows, doors and installation of rear balcony.– **Granted 11/11/2005**

## Relevant policies

### **National Planning Policy Framework (2019)**

### **London Plan (2016)**

### **Camden's Local Plan (2017)**

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development
- T3 Transport infrastructure
- T4 Sustainable movement of goods and materials

### **Supplementary Guidance**

- CPG Altering and extending your home (2019)
  - Chapters 2 and 4
- CPG Design (2019)
  - Chapters 1,2 and 3
- CPG Amenity (2018)

## Highgate conservation area appraisal and management strategy (2007)

### Highgate Neighbourhood Plan (2017)

- Policy DH2: Development Proposals in Highgate's Conservation Areas
- Policy DH5: Roofs and Roofscape

## Assessment

### 1.0 Proposal

- 1.1 Planning permission is sought for the erection of roof terrace with external rear access stairs following the demolition of the existing roof. The balustrade will be constructed of steel painted grey with transparent glass in-between and the external stairs would be made out of steel painted grey to match.
- 1.2 Internal alterations include the extension of the existing staircase to facilitate access to additional level.

### 2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Design and Appearance
- Impact on the listed building
- Impact on the Conservation Area
- Impact on the amenity of adjoining occupiers
- Highways

### 3.0 Design and Appearance

#### Relevant policies

3.1 Local Plan Policy D1 (Design) states that the Council will seek to secure high quality design in development that respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 (Heritage) and comprises details and materials that are of high quality and complement the local character.

3.2 Local Plan Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including listed buildings and conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also 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.

3.3 CPG Altering and extending your home states that a roof alteration or additions are likely to be unacceptable in the following circumstances: where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene; there is an unbroken run of

valley roofs and complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions.

3.4 CPG Altering and extending your home, paragraph 4.13 states that:

‘A terrace area provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 6, or behind a parapet on a flat roof. A roof terrace should normally comply with the following criteria:

- The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.
- A terrace will only normally be acceptable on the rear of properties.
- It is normally inappropriate to set back a mansard roof to provide a terrace.
- It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.
- Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground. Glazed balustrades around balconies or roof terraces are unlikely to be acceptable on traditional buildings because they can appear unduly prominent
- It should not result in overlooking of habitable rooms of adjacent properties.’

3.5 Policy DH2 of the Highgate Neighbourhood Plan seeks that development should preserve or enhance the character or appearance of Highgate’s conservation areas, and respect the setting of its listed buildings and other heritage assets. DH5 outlines that alterations to the roof 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.

3.6 The Conservation Area statement states that:

‘the appearance of characterful buildings within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials’.

And

‘The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable.’

3.7 The statement also identifies the prominent roof extensions at terraces to Nos 24, 25 & 26 Highgate West Hill as properties that detract from the area.

3.8 The London Plan (2016) Policies 7.4, 7.6 and 7.8 and the National Planning Policy Framework (2019) are also relevant to the assessment of the application

### Assessment

3.9 The proposed roof extension terrace would involve the demolition of the existing historic roof pitches and replace it with a flat roof to provide an additional terrace. The balustrade will be set back from the edges of the roof. To provide access to this level an external metal staircase from the second-floor terrace to the proposed new terrace is proposed. The external staircase will cut through the existing parapet wall to provide access to the proposed flat roof.

3.10 The agent has confirmed that the balustrade will be constructed of steel painted grey with transparent glass in-between. The external stairs would be made out of steel painted grey to match. Internally, the house's main stair will be continued by two flights and led to a new accessible rooflight to access the roof terrace.

#### Impact on listed building

3.11 The proposed roof terrace would cover the majority of this roof and result in the loss of a historic unimpaired roof. The roof is considered to contribute to the buildings historic and architectural significance and as a result, the Council would encourage it to be retained and unaltered. It is noted that the property already served by two large external terraces at second and third floor as well as a sizable rear garden.

3.12 The loss of fabric entailed in the removal of the roof would constitute less-than-substantial harm to the designated heritage asset, per paragraph 196 of the NPPF. The loss of the original roof form would be equally harmful. The external high-level staircase would also cause less-than-substantial harm. The development would detract from the character and appearance of the Highgate Conservation Area. There are no demonstrable public benefits to the proposal to consider that would outweigh the harm to the significance of the listed building and neighbouring listed terraces.

3.14 The construction of the terrace would remove the original roof form and would therefore less than substantially harm the recognized significance and architectural and historic interest of this listed building/terrace.

3.15 The development would fail to preserve or enhance the heritage asset and would cause harm to its special architectural and historic interest.

#### Impact on the conservation area

3.16 It is noted that this group of listed properties at No.81-82 Highgate West Hill and the neighbouring properties at No.s 78-80 and 84 Highgate West Hill have largely unimpaired roofscapes. Although No.83 does have an existing front roof terrace, but it does not appear to benefit from planning permission.

3.17 Although views of the development would be limited from the street, the untraditional materials and use of glass would detract from the character and appearance of the host property. Glass balustrades are not normally supported within conservation areas. The Conservation Area Statement supports this viewpoint as it outlines that the appearance of characterful buildings within the Conservation Area is harmed by the use of inappropriate materials.

3.18 The Conservation Area Statement supports the retention of the historic roofslope as it states that the conservation area is harmed by the removal or loss of original architectural features and that insensitive alterations to the roofline can harm the historic character and will not be acceptable.

3.19 The proposed roof terrace would also be contrary to the Council's CPG Altering and extending your home which states that roof extensions are likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene: where there is an unbroken run of valley roofs and complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, as is the case on this terraces at

No.81-82 Highgate West Hill and the neighbouring properties at No.'s 78-80 and 84 Highgate West Hill.

3.20 The Council would argue that- a) there is not an established form of roof addition and the erection of a roof terrace would further serve to disrupt rather than re-unite the building group; b) the integrity of the roof form derived from the distinctive interesting roof would be lost; and c) there are currently no other visible additions or alterations and further development would certainly cause additional harm.

3.21 The proposal would by reason of inappropriate siting and detailed design, appear as an incongruous alteration to the roof form that would detract from the external appearance of the Grade II listed building and wider terrace and would fail to either preserve or enhance the character and appearance of the Highgate Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017) and policies DH2 and DH5 of the Highgate Neighbourhood Plan (2017). Also it is contrary to London Plan policies, 7.4, 7.6 and 7.8 and the National Planning Policy Framework (2019). It is considered that the less than substantial harm caused to the listed building and conservation area would not be outweighed by the public benefits of which the development has none.

#### **4.0 Neighbouring Amenity**

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 The proposed roof terrace, on account of its size and location, would not result in loss of light or a sense of enclosure to neighbouring residents. It is considered that the set back from the edges of the roof proposed would mitigate issues of overlooking and loss of privacy to neighbouring properties.

#### **5.0 Transport**

5.1 Highways officers have confirmed given the scale of the development and location of the site a CMP would not be required in this instance had approval been recommended.

#### **6.0 Conclusion**

6.1 Overall, the proposed roof terrace and external staircase would result in unacceptable harm to the character and historic significance of the listed building, terrace and conservation area.

#### **7.0 Recommendation**

7.1 Refuse planning permission and listed building consent.