

Date 02/05/2019

Our reference: 2019/0227/PRE

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Re: Works to Grade II* listed building including the erection of two storey side extension with part brick part glazed link to main house, raising of roof of 1930s extension and associated alterations, alterations to room layouts, erection of garage for 2 x cars, part demolition of existing extensions.

This letter sets out the Council's response to the pre-application scheme at the above site submitted with the correct fee of £1,236.26 on the 16/01/2019. The feedback is informed by a site visit, a meeting at the Council's offices and comments from a conservation officer and transport planner. Pre-application advice from Historic England (dated 10th April) also informed the Council's advice.

Submitted Plans and Documents:

0417_A_1010 – Site Location Plan

Heritage Statement – 45 Highgate West Hill

2019-03-22_0417_Views

0417_A_1103_Rear Elevation As proposed (flattened)

0417_A_1010_Site Plan and Location Plan

2019-01-18_0417_45 HWH as proposed

2019-01-18_0417_45 HWH as existing

0417_Pre-App_Design and Access Statement_A3-Rev

2018-01-14_0417_45 HWH 3d views

1. Site description

- 1.1. 45 Highgate West Hill is a Grade II* listed building, listed together with No 46, built c 1729. It is located within Sub Area 1 (Highgate Village) of the Highgate Conservation Area to which it contributes significantly. Sub Area One forms the historic 'core' of the Conservation Area. The character of the Highgate Conservation Area is formed by the relationship of topography, open spaces, urban form and architectural details. The conservation area appraisal mentions 45 and 46 Highgate West Hill as '*a substantial pair of semi-detached houses consisting of a ten-bay frontage*'. The 'Buildings of England' mentions these buildings as a '*forbidding pair*'.
- 1.2. Directly to the south of the site is the Grade II listed Highgate Reservoir and to the west is The Grove where there are several listed buildings. The entrance and exit to both 45 and 46 is via Highgate West Hill and is marked by an access way fronted by a triangular piece of land with trees and shrubbery.
- 1.3. The Highgate Conservation Area Appraisal also mentions The Grove as having contained the grandest houses in London as well as Highgate Reservoir. The quality of open space is central to the character of the area.
- 1.4. An extension to the house was added in the 1930s which possibly served as a service wing and a further single storey extension was added in the 1970s replacing a similar sized garage building.

1. Planning History

2014/2629/P Replacement of staircase bay window and garden facing studio room door-set joinery.
Granted 10/07/2014

2007/3784/L Replacement of timber and glass lantern to flat roof. **Granted 08/10/2007**

2. Relevant Policies and Guidance

National Planning Policy Framework 2019

- Chapter 12- Achieving well-designed places (paragraphs 124-128, 130, 131).
- Chapter 16- Conserving and enhancing the historic environment (paragraphs 190, 193 and 196).

The London Plan (2016)

- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology

Camden Local Plan (2017)

- A1 Managing the impact of development
- A5 Basements
- D1 Design

- D2 Heritage
- T2 Parking and Car fee development
- A3 Biodiversity

Camden Planning Guidance (Updated 2018)

CPG Design

CPG Amenity

CPG Basements

Highgate Conservation Area Appraisal and Management Proposals

3. Assessment

4. Design and Heritage

Demolition of 1970s extension and replacement with two storey cylindrical extension

- 4.1 The more recent single storey 1970s building (which is used as an annex) does not have significant architectural quality, however, it sits comfortably within the composition of the listed building by way of its scale.
- 4.2 The proposed double-storey extension which would replace the existing single storey 1970s addition is considered imposing and out of scale with the existing context and would cause substantial harm by way of its orientation, architecture, scale and massing, which can be confirmed by the additional views presented.
- 4.3 The proposed double-storey extension would be located at the south-western corner of the site, adjacent to the locally listed reservoir, views of which are of townscape benefit in the surrounding area. The proposed double-storey extension would not respect or preserve the historic pattern and established townscape of the surrounding area. The extension would not integrate with its historic setting and affects the significance of the listed building substantially.
- 4.4 The proposed double-storey extension also obscures views of the 1930s building, it is considered that the legibility of the 1930s building should be preserved.
- 4.5 The proposed rear glazed link to the main house and extension is considered unsympathetic to the host building. Introducing a part glazed 'colonnade' element is alien to the historic context of these buildings. This will also block out a window of the 1930s building completely and obstruct the appearance of the 1930s building, which could not be supported. This aspect should be reconsidered with more appropriate material or with lesser glazing. Due regard should be given to the solid to void ratio of the existing buildings.
- 4.6 It is recommended that the scale, height and form of any replacement extension replicates the existing scale and massing. A replacement extension should remain secondary the original 1720s building and respect and preserve its design, proportions, scale, dimensions, and detailing. There is a clear stepping down of the later additions which is considered to be an important aspect in preserving the significance of the listed building, including its architectural period and style. Materials should also be chosen that are sympathetic to the existing building.

Alterations to the 1930s building

- 5.4. The 1930s extension is subservient to the 1720s building and sits well within the setting of the historic listed building and contributes to the significance of the listed building. It has its own merits by way of its period architecture. It is now part of the established character of the listed building.
- 5.5. The proposed raising of the ridge of the 1930s extension would cause harm to the listed building. The existing 1930s extension reads as a subordinate element to the original 1720s house. Considering that the mansard roof was a later addition to the original house, the height of the original house needs to be well regarded. The current height of the 1930s extension therefore should be maintained in order to preserve the significance of the Grade II* listed building.
- 5.6. It is considered that converting the windows to the rear garden into doorways would cause harm to the character and significance of the 1930s building. Reinstating the doorway (which lines up with the front entrance) may be acceptable, however, converting the remaining windows could not be supported.

Internal alterations

- 5.7. The proposals to create an opening in the south-western wall of the 1700s building to accommodate a new bathroom at second floor level are considered to create harm to the fabric of the listed building. An earlier example of creating a similar opening in a lower level cannot be taken as a precedent for this proposal.

Alteration to roof slope

- 5.8. The Highgate Conservation Area Appraisal places an emphasis on retaining historic roof lines and unacceptable windows including roof-lights. Whilst the replacement of the roof to reflect more appropriate material is encouraged, the introduction of a roof-light is not supported.

Garage

- 5.9. Policy A3 states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. The Council will also require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout.
- 5.10. Given the proximity of the proposed garage to mature trees any future planning application would need to include the submission of an arboriculture report to demonstrate that no harm would be caused.
- 5.11. The proposed wooden garage would be located within the triangular piece of land with trees and shrubbery which fronts the main road. It is considered that the garage would cause harm to the setting of the listed building. Although the woodland to the front of the property is not designated open space, its unaltered nature is considered to hold townscape and amenity value that contributes to the setting of the listed building and the wider Highgate Conservation area. The introduction of vehicle parking would intensify the use of this currently untouched woodland which could not be supported.

6. Transport

- 6.1 The proposal would include the construction of a garage with the capacity to accommodate two private motor vehicles, which would be contrary to the principles of Policy T2 (Parking and car-free development) which seeks to restrict vehicular parking within the borough. The summary page of Policy T2 states that Camden will: *limit on-site parking to: spaces designated for disabled people where necessary, and/or essential operational or servicing needs; resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking.*
- 6.2 As noted above the proposed garage would be considered unacceptable in heritage terms however should the garage be included in a formal planning application it should be shown that additional parking spaces are not being created. It would need to be demonstrated that two existing parking spaces are being removed elsewhere within the site.

7. Basement/Excavation works and skylights

- 7.1 An Article 4 Direction covers the whole of the London Borough of Camden meaning that all basement development requires planning permission. The proposal includes a new basement level under the proposed double storey extension.
- 7.2 The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building. In the case of listed buildings, applicants would be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important. The acceptability of a basement extension to a listed building is assessed on a case by case basis, taking into account the individual features of the building and its special interest.
- 7.3 CPG Basements Table 1 sets out criteria regarding the size of basements. The criteria that is relevant to the current proposal:
- Basements must be no more than one storey deep;
 - must not exceed 50% of the garden of the property;
 - Basements should be less than 1.5 times the footprint of the host building in area;
 - Basements should extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- 7.4 The Council will require a Basement Impact Assessment (BIA) to be submitted with the application so that we can properly assess whether any harmful impact would result from the basement excavation. More information of the BIA process can be found on the Council's website and in CPG Basements.

Skylights and light wells

- 7.5 CPG Basements states that the presence or absence of lightwells helps define and reinforce the prevailing character of a neighbourhood. Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the host building, or the character and appearance of the surrounding area, or the relationship between the building and the street.

- 7.6 Lightwells may need to be covered by a grille and be of a size appropriate to the host building and garden.
- 7.7 Applicants should check with Building Control at an early stage how their basement proposal incorporates a means of escape and whether this has been properly considered with regard to the size of the lightwell.

8. Amenity issues

- 7.1. Policy A1 (Managing the impact of development) states that the Council will seek to ensure that the amenity of neighbours is protected. The factors we will consider include: visual privacy, outlook; sunlight and daylight and overshadowing. The Camden Planning Guidance on Amenity provides more detailed guidance on how the Council will consider amenity impact.
- 7.2. It is likely that the amenity impact would be acceptable given the distance the proposed works from neighbouring properties

9. Conclusion

- 9.4. It is considered that the current proposal is not respectful of the listed building and fails to enhance the heritage asset, and resulting views of 45 Highgate West Hill across the Highgate Reservoir as seen from Highgate West Hill and The Grove.
- 9.5. The proposed garage would be considered harmful to the setting of the listed building. Should a garage be proposed at application stage it would need to be demonstrated that off-street parking would not be increased as a result of the proposal.

The following documents and information would be required for a householder planning application:

- A completed application form (householder planning application)
- Listed building consent application form
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- Existing and proposed plan drawings at a scale of 1:50/1:100
- Existing and proposed elevation drawings at a scale of 1:50/1:100
- Existing and proposed section drawings at a scale of 1:50/1:100
- The application fee (£206)
- A design and access statement
- A heritage statement
- A full BIA with Structural stability report
- Plans/elevations of details as applicable (doors/windows etc) (scale 1:20)

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

7.3 This type of application may 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.

This document represents an initial informal 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 or the attached document please do not hesitate to contact Josh Lawlor on 02079742447 and josh.lawlor@camden.gov.uk

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

Yours sincerely,

Josh Lawlor

Planning officer

Planning Solutions Team