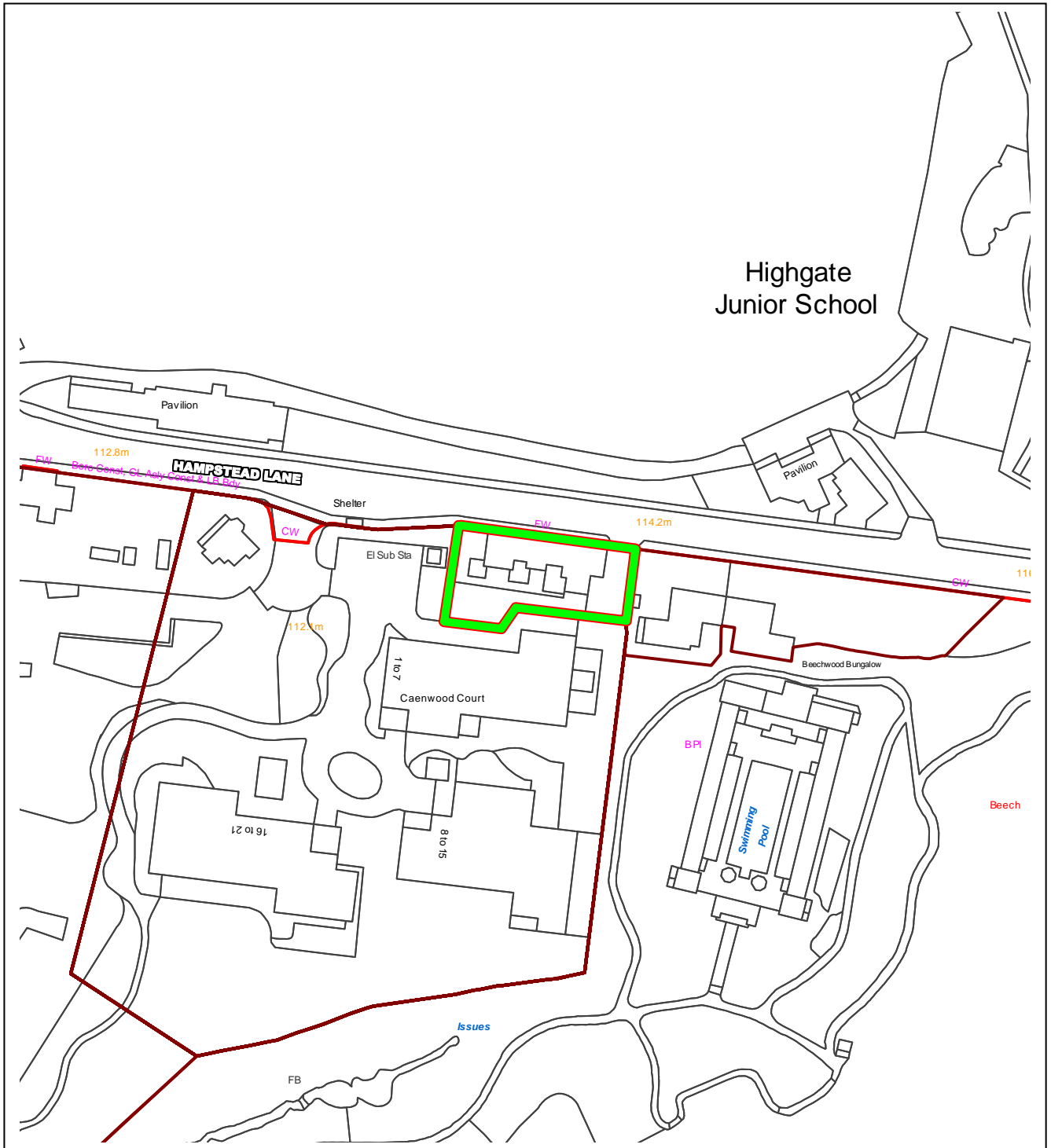


2020/0188/P – The Coach House



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2020/0188/P The Coach House, Hampstead Lane

Photograph 1 – application site



Photograph 2 – Existing view from Hampstead Lane



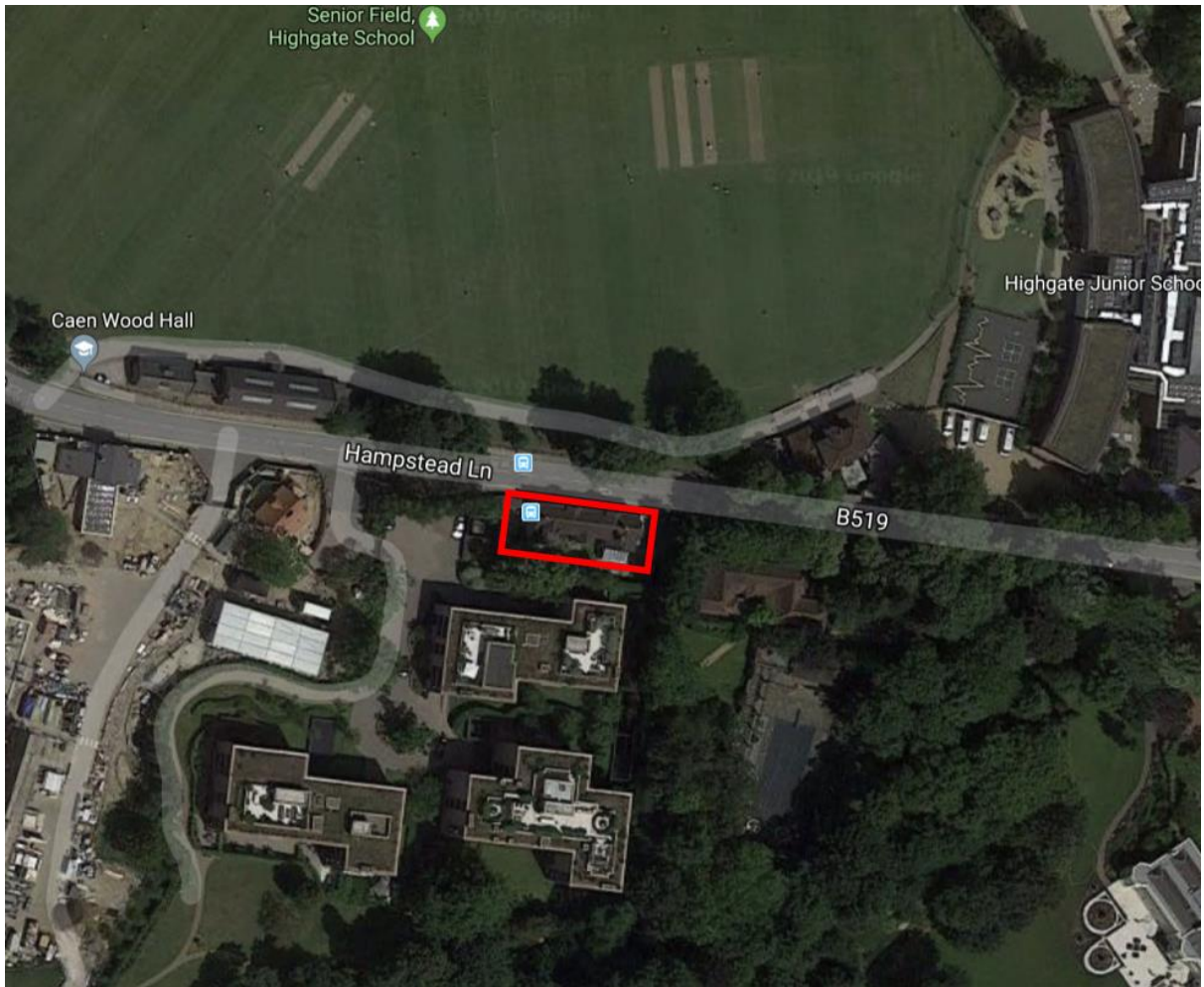
Photograph 3 – Proposed CGI from Hampstead Lane



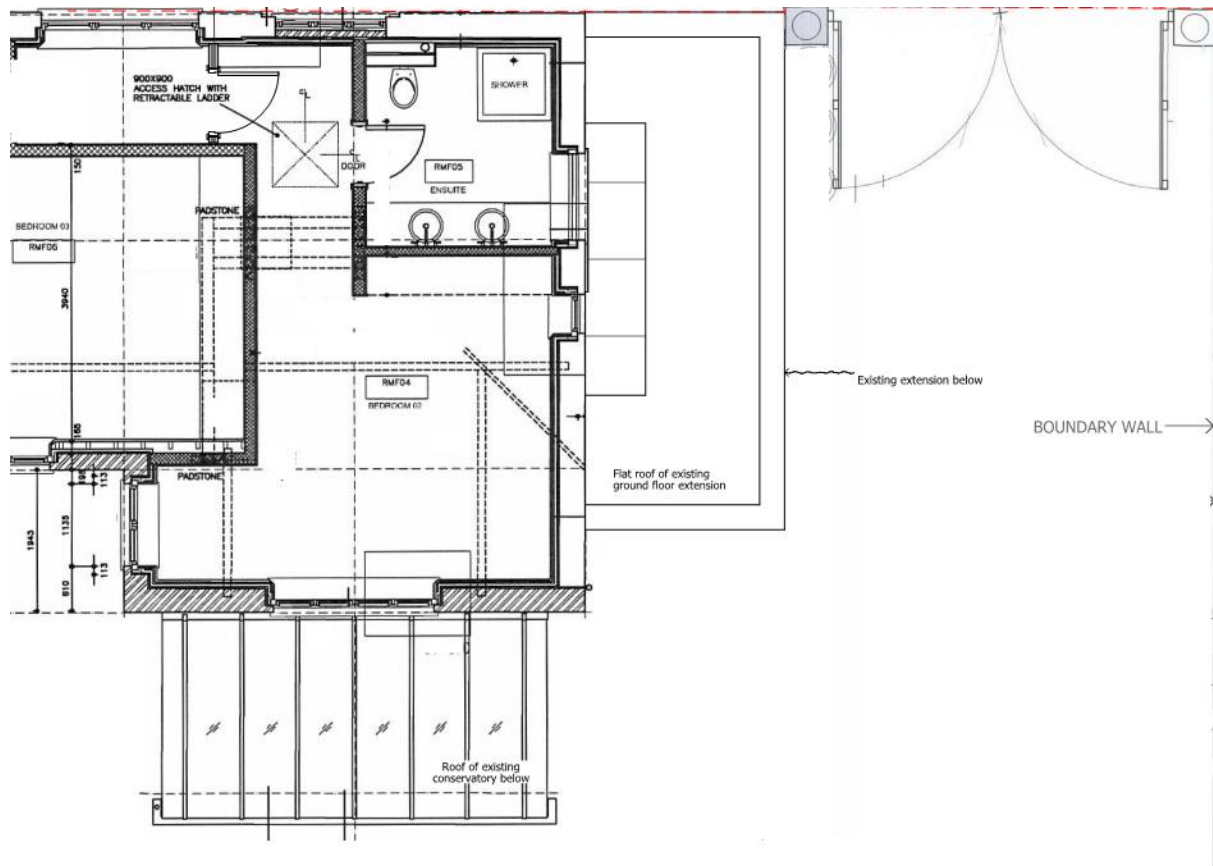
Photograph 4 – Existing single storey side extension



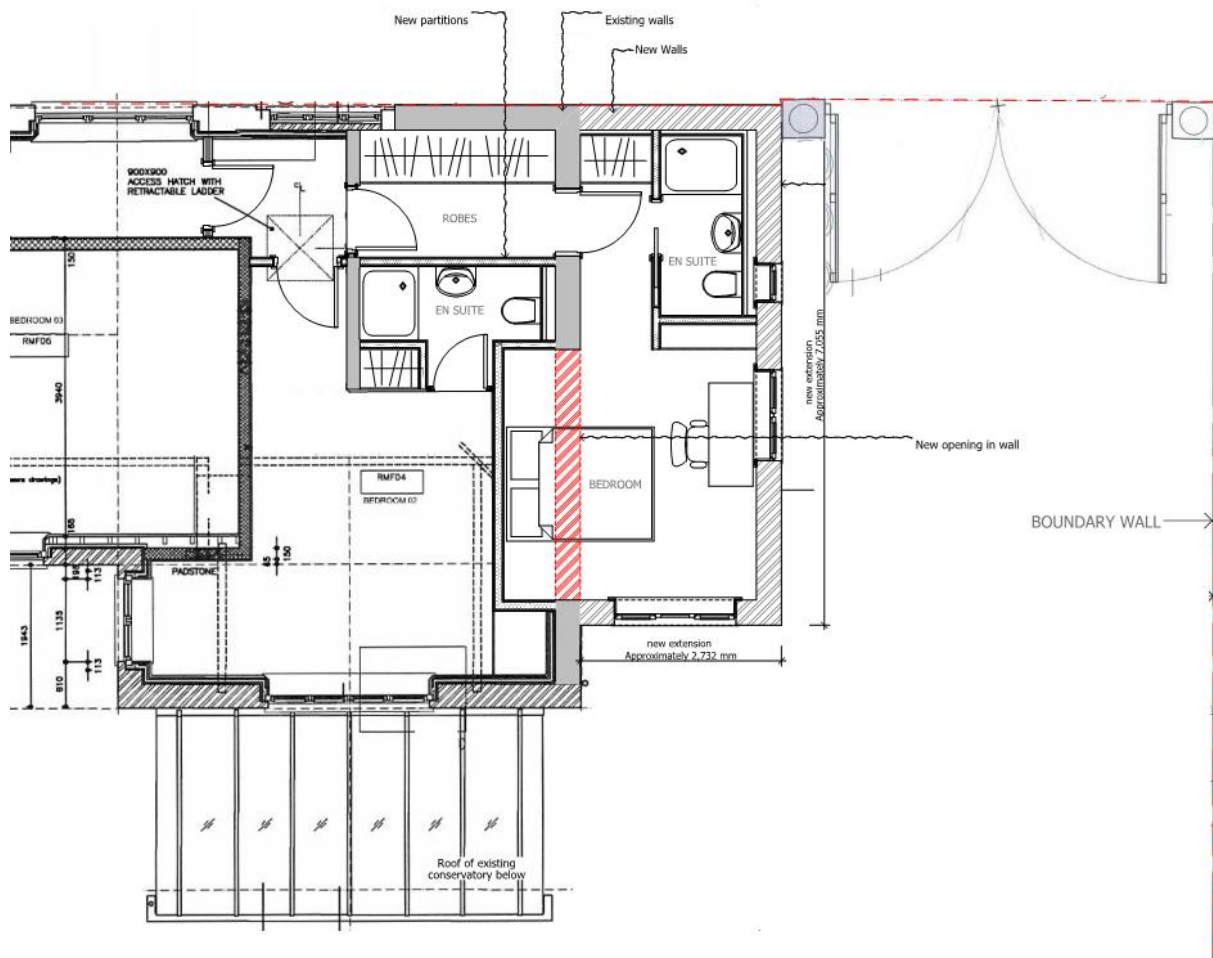
Photograph 5 – Aerial view



Existing first floor plan



Proposed first floorplan



Delegated Report		Analysis sheet		Expiry Date:		11/03/2020	
(Members Briefing)		N/A		Consultation Expiry Date:		16/02/2020	
Officer				Application Number(s)			
Rachel English				2020/0188/P			
Application Address				Drawing Numbers			
The Coach House Hampstead Lane London N6 4RU				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a first floor side extension with pitched roof above existing ground floor side extension to dwellinghouse.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	Site notice displayed from 23/01/2020 until 16/02/2020 Press notice displayed from 23/01/2020 until 16/02/2020 No responses received					
Highgate CAAC	<p><u>Highgate Conservation Area Advisory Committee</u> objects to the proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. <i>Please ask the applicant to provide full north and south elevations in order that the proposal may be properly evaluated. We would be grateful if we could be informed when these drawings have been submitted.</i> 2. <i>We do not agree with the Heritage evaluation that Caenwood Court detracts from the Conservation Areas in Camden or Haringey so extending the property on those grounds should not apply.</i> 3. <i>Extending the property would add to a sense of enclosure along Hampstead Lane and reduce the sense of the openness and trees on the MOL surrounding the site on both sides of the road.</i> 4. <i>We sense that asymmetry of the elevation to Hampstead Lane together with the proposed proximity of the extension to the original gates to the Caenwood House stables would detract from the character of the Conservation Area. Please advise us when further drawings are to hand.</i> <p><u>Officer response</u></p> <ol style="list-style-type: none"> 1. These were submitted at Officer's request and the Highgate CAAC notified. 2. Noted 3. & 4. Please see paragraph 2.4 below. <p>Following submission of full elevation drawings, the Highgate CAAC considered that "<i>on balance the proposals would not harm the Conservation Area</i>" but have the following comments to make:</p> <ol style="list-style-type: none"> 4. <i>"We think it is a pity to cramp the gates and lose the original coping to the enclosure wall but the proposal would probably not, on balance, cause harm to the Conservation Area.</i> 5. <i>The row of trees along the Beechwood boundary would though probably need RPAs."</i> <p><u>Officer response</u></p> <ol style="list-style-type: none"> 4. Noted 5. The proposed extension would be at first floor level therefore no additional foundations are required. There is considered to be enough space onsite for storage of materials therefore no additional assessment on the existing trees is required. 					

The Highgate Society

The Highgate Society are surprised that the advice given in the pre-app does not address the shortcomings below. Until these points have been addressed, they **object** to the application for the following reasons:

1. *“This building has formed a significant landmark on the road from Hampstead to Highgate ever since it was built. It is one of only two or three buildings readily visible on this side of Hampstead Lane for a considerable distance. Its prominent location, as part of the boundary wall, to the Athlone House Estate and being opposite the playing fields of Highgate School, give it a strong presence in the Highgate Conservation Area and we feel that its classification as a positive contributor is well deserved.*
2. *We strongly disagree with the conclusions drawn by the authors of the Heritage Statement, who are perhaps less familiar with the importance of the building to its setting over time. Their suggestion that the "front" elevation would actually have been to the south is clearly not supported by the facts: the level of detailed design and craftsmanship that have gone into the road frontage leave no doubt that this was the public face of the building and also an important part of the estate. We do regret the choice of window frames used in the conversion to residential but this should not be used as an excuse to belittle the importance of the building overall.*
3. *The originally submitted drawings seem to almost deliberately conceal the whole length of the principal elevation to the road so it was not possible to make a considered decision on whether the proposed first floor extension would unbalance the composition.*
4. *Whilst the attention to detail in this proposed extension, on a like for like basis, looks acceptable on paper, in reality the construction will look new for a considerable period of time. The photomontages showing identical coloured brickwork complete with patches of water staining are quite unrealistic and unrepresentative of what it will look like in reality.*
5. *The existing gateway with brick piers surmounted with stone ball finials is an important original feature and we feel that the way one pier is to be subsumed into the end wall of the building harms its historic aesthetic setting which in turn harms the conservation area. If even a short section of wall could be retained next to the pier it would look a lot less awkward. This might also resolve the problem of a very small final castellation at parapet level on this corner, when at the other end of building the final castellation is, correctly, slightly larger than the rest.”*

Officer response

- 2) This point is noted
- 3) Noted
- 4) Noted- full elevation drawings have now been submitted.
- 5) It is recommended that a condition is added for submission of detailed drawings and samples of materials to ensure they match the existing building.
- 6) Whilst Officers requested this change to the proposals, the Applicant considers that the space would not be useable if the extension was set back to retain more wall. Officers consider that, on balance, the scheme is still acceptable and cannot be refused for that reason alone.

Site Description

The site relates to a large detached two storey Victorian single family dwelling house. The house is bounded to the north by Hampstead Lane with the north elevation being contiguous and integral to the existing brick boundary wall along Hampstead Lane.

The site is located within the Highgate Conservation Area and within the Highgate Neighbourhood Forum area.

The site is located on designated Private Open Space, Metropolitan Open Land and within a Metropolitan Site of Importance for Nature Conservation.

Relevant History

2012/6790/P - Amendments (involving alterations to elevations, rooflights and fenestration) to planning permission 2012/3740/P (granted on 10/09/2012) for the erection of a single storey side extension to dwelling house (Class C3). Granted on 18/01/2013

2012/3740/P - Erection of a single storey side extension to dwelling house (Class C3). Granted on 10/09/2012

2009/0751/P - Change of use of Coach House to a single dwelling house and various extensions and alterations, including the remodelling of south elevation by widening 3 wings at ground and 1st floor levels, erection of a bay window and conservatory at ground floor of south elevation, and excavation to create a new basement floor, as an amendment to part of planning permission 2003/2670/P dated 05/10/2005 (for the part conversion and part redevelopment of site for 27 residential units including alterations, extensions and conversion of Athlone House to 1 x 7 bed house, The Coach house to 2 x 2 bed units, The Gate House to 1 x 1 bed house and Caen Cottage to 1 x 3 bed house, demolition of all remaining post war buildings, and erection of 3 new blocks to provide 22 flats with underground parking), as further revised by planning permission ref 2006/1412/P dated 19/06/2006 (for alterations to blocks A,B,C). Granted on 27/08/2009

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Draft London Plan (Intend to publish) 2019

Camden Plan 2017

A1 Managing the impact of development

A2 Open space

D1 Design

D2 Heritage

Highgate Neighbourhood Plan (adopted 2017)

Policy OS1: Highgate's Major Open Spaces

Policy OS2: Protection of Trees and Mature Vegetation

Policy DH2: Development Proposals in Highgate's Conservation Areas

Policy DH4: Side Extensions

Policy DH10: Garden land and Backland Development

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

Highgate Conservation Area Appraisal and Management Strategy 2007

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of a first floor side extension to this single family dwellinghouse. The extension would be above the existing single storey extension in order to add a new bedroom with ensuite bathroom. The extension would be the same footprint as the extension below (given permission under 2012/3740/P) and match the same materials, constructed of brick with timber windows and tiled roof.

1.2 This application is assessed in terms of the impact of the proposals on the host building and the Highgate Conservation Area, impact on Private Open Space (POS) and Metropolitan Open Land (MOL), and the impact on the amenity of neighbouring properties.

2. Impact on the host building and the character and appearance of the Highgate Conservation Area

2.1 The Coach House is a stock brick 19th Century neo-Gothic former stable with red brick dressings and slate and clay tile hangings, situated in a prominent location (flush to the street) on Hampstead Lane within the Highgate Conservation Area. The essential character of the Highgate Conservation Area is of a close-knit village crowning one of the twin hills to the north of London. The proposal is to erect a first floor extension over the existing single-storey east wing of the building and extend the pitched roof that replicates the existing main roof, so that visually the side elevation with its gabled pitched roof is pushed out closer towards the entrance gates. The scheme follows pre-application discussions.

2.2 Local Plan Policy D1 states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

2.3 Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

2.4 The proposed extension is considered complementary to the architectural character of the host building and respectful of the existing asymmetry of the brickwork of the street-facing facade. The building is only appreciated in kinetic views, with direct views of the street-facing facade only possible from behind the boundary of the playing fields of the school opposite. Overall the proposed works would have a limited visual impact on the streetscene. The changes would not impact on the sense of openness of the site, which have already clearly been compromised by the erection of the block of flats at Caenwood Court behind, the building line of which protrudes beyond the building line established by the Coach House and the bulk of which is immediately appreciable from the street.

2.5 The Coach House is a stand-alone building and the proposed changes would not impact on any symmetries, rhythms or uniformities in the townscape, in compliance with Local Plan policy D1. The

reinstatement of the stone pier cap on top of the pier adjacent is welcomed. The quality of brickwork and architectural embellishments would be secured by condition. It is considered that the proposed works would serve to preserve or enhance the character and appearance of the Conservation Area, in compliance with Local Plan Policy D2.

2.6 Policy DH4 of the Highgate Neighbourhood Plan states that “*Side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail.*” It is considered that the proposal is broadly in compliance with the aims of this policy.

2.7 The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Impact on designated POS and MOL

3.1 Local Plan policy A2 seeks to protect all designated open spaces and resists development which would be detrimental to the setting of designated open spaces as well as giving strong protection to maintaining openness and character of MOL. Paragraph 6.36 of the Camden Local Plan states that “extensions and alteration to existing buildings on open space should be proportionate to the size, including volume, of the original building.” Para 6.40 advises in relation to MOL that ‘We will protect the openness and character of these spaces in accordance with London Plan policy 7.17 and policy guidance in the National Planning Policy Framework (NPPF) on Green Belts’. The NPPF gives advice on what developments are deemed appropriate on Green Belt. Para 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para 89 (3rd bullet point) accepts that an extension or alteration of a building is not to be regarded as inappropriate provided that “it does not result in disproportionate additions over and above the size of the original building”. “Original building” is defined as a building as it existed on 1 July 1948 or as it was built originally.

3.2 The proposed development would result in a 19% increase in floorspace and a 15% in volume from the original building. This is calculated as follows:

- The “original building” measured has a floor area of 340m² across ground and first floors with a total volume of circa 1,420 m³
- The 2009 permission (ref. 2009/0751/P) was only partly implemented in that the basement storey was not built, only the 3 south projecting wings comprising a net increase in 30m² at ground and first floors; this resulted in a new total floorspace of circa 370m² and a volume of 1,518m³;
- The 2012 permission (ref. 2012/3740/P) included a 15m² ground floor side extension, resulting in a new total floorspace of circa 385m² and a volume of circa 1,567m³.

Thus the total floorspace of these various built extensions is 45sqm. These equate to a 13% increase in size of the original house. The proposed first floor extension would measure 19m², thereby increasing the total floorspace to circa 404m² and total volume to circa 1,640m³.

3.3 These increases by 19% in floorspace and by 15% in volume are less than 20% of the original house size and are considered to be proportionate in size to the original building in accordance with policy A2 of the Local Plan. These would be acceptable in terms of impact on openness of MOL and POS. The extension appears subordinate in size, design and location to the 3 storey house; it does not result in loss of any valuable open space and or loss of open character of the site nor does it harm the open setting of adjoining sites such as the Highgate School playing fields opposite which are also designated as MOL/POS.

3.4 The site is located within a Metropolitan Site of Importance for Nature Conservation (“MSINC”). Policy A3 seeks to protect and enhance sites of nature conservation and biodiversity. As the site is

previously developed land and the proposed development is for a first-floor extension above an existing ground floor extension, it is not considered that there will be any impact on the ecological or arboricultural value of the MSINC. Subsequently, no further assessment is required as part of this application.

4. Impact on the amenity of neighbouring properties

4.1 Given the location of the side extension and context of the house facing a blank wall of Caenwood Court flats behind, the proposed side extension would have little or no impact on these neighbours in terms of loss of light, privacy and outlook.

4.2 The extension will be built over an existing ground floor extension and should have no further impact on existing onsite car parking and vehicular access.

Recommendation Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd March 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/0188/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 19 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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www.camden.gov.uk

SHH Architects
1 Vencourt Place
Ravenscourt Park
London W6 9NU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

The Coach House
Hampstead Lane
London
N6 4RU

DECISION

Proposal: Erection of a first floor side extension with pitched roof above existing ground floor side extension to dwellinghouse.

Drawing Nos: (917) 001_PL01, (917) 002_PL01, (917) 003_PL01, (917) 004_PL01, (917) 005_PL01, (917) 006_PL01, (917) 007_PL01, (917) 008_PL01, (917) 009_PL01, (917) 010_PL01, (917) 011_PL01, (917) 012_PL01, (917) 019_PL01

Townscape Visual Impact Assessment dated September 2019, Planning Statement dated January 2020, Heritage Significance and Impact Assessment dated September 2019, Design and Access Statement 15th January 2020 issue PL01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
(917) 001_PL01, (917) 002_PL01, (917) 003_PL01, (917) 004_PL01, (917) 005_PL01, (917) 006_PL01, (917) 007_PL01, (917) 008_PL01, (917) 009_PL01, (917) 010_PL01, (917) 011_PL01, (917) 012_PL01, (917) 019_PL01

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Construction details at 1:10, 1:5 and 1:1 scale where appropriate showing recessed brickwork panels, saw edge brickwork, castellations and junction between the new and historic brickwork;

b) Detailed drawings at 1:10, 1:5 and 1:1 scale where appropriate of new fenestration;

c) Sample panel of brickwork and mortar mix to be photographed adjacent to existing brickwork and submitted to the local authority for approval prior to works being carried out;

d) Samples of all new materials including slates, brick and ridge tiles to be submitted for approval prior to works being carried out.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning