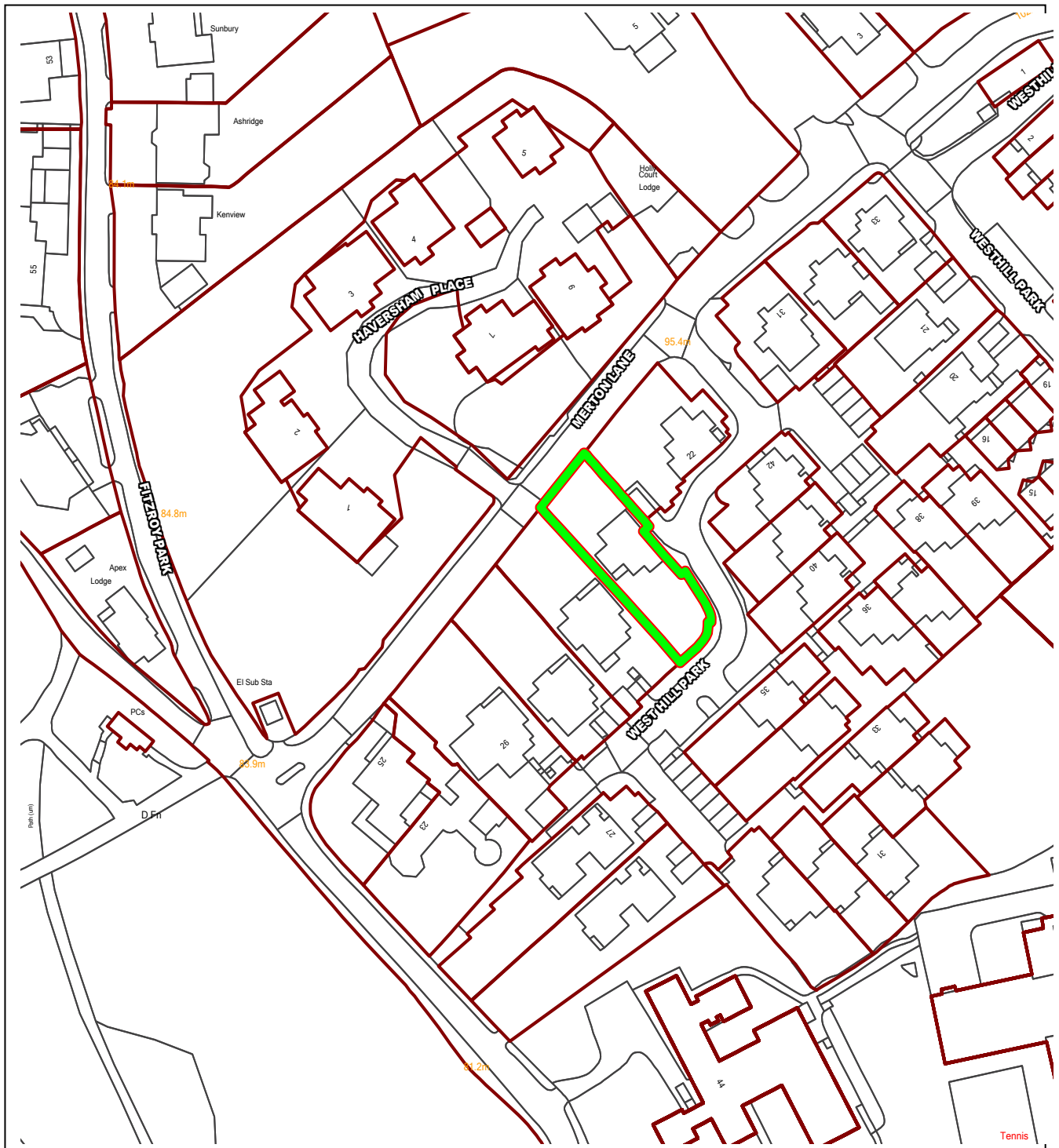


23 West Hill Park – 2022/3512/P



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Site Photos – 2022/3512/P 23 West Hill Park



1. Photo of front elevation



2. Photo of roof form



Rear Elevation - Existing
1 : 100

3. Existing rear elevation



Rear Elevation - Proposed
1 : 100

4. Proposed rear elevation

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	11/10/2022
		N/A / attached	Consultation Expiry Date:	02/10/2022
Officer			Application Number	
Edward Hodgson			2022/3512/P	
Application Address			Drawing Numbers	
23 West Hill Park London N6 6ND			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing windows on rear ground floor with new French doors and bifold doors and installation of two rooflights on rear roofslope				
Recommendation:	Grant conditional planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on the 07/09/2022 (consultation end date 01/10/2022) The development was also advertised in the local press on the 08/09/2022 (consultation end date 02/10/2022).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Highgate CAAC:	A letter of objection was received on behalf of the Highgate CAAC. Their objection comments can be summarised as follows: <ul style="list-style-type: none">• This application may set a precedent for rooflights on the estate and the estate should retain its distinctive and attractive character.• The rooflights may be visible from the rear on Merton Lane• No details of the new windows and doors have been submitted and materials should be consistent with those on the estate <u>Officer's response:</u> <ul style="list-style-type: none">• <i>Details of the materials are indicated on the application form.</i>• <i>Please see section 2 of the report</i>			

Site Description

The application site is a two-storey detached dwellinghouse constructed of brick with dark timber windows and tiled roofs built in the 1970s as part of the West Hill Park Estate, designed by Ted Levy Benjamin and Partners. Permitted development rights have been removed on all properties within the estate.

The property is located within the Highgate Conservation Area and Highgate Neighbourhood Plan Area and is locally listed but not statutorily listed.

Relevant History

Application Site:

2020/5628/P - Erection of ground floor rear extension, first floor side extension and rear dormer roof extension. **Withdrawn - 30/11/2021 due to unacceptability of scheme**

20 West Hill Park

2019/0591/P- Installation of 1x rooflight to the rear roof slope of the dwelling house (Class C3). **Granted - 21/03/2019**

35 West Hill Park

2012/2820/P - Installation of rooflight to rear roofslope of residential dwelling (Class C3). **Granted - 14/08/2012**

34 West Hill Park

2011/3758/P - Installation of a velux rooflight to rear roofslope to dwelling house (Class C3). **Granted - 27/09/2011**

33 West Hill Park

2010/5811/P - Retention of two rooflights on north-east elevation roofslope of dwelling house (Class C3). **Granted - 09/12/2010**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Highgate Neighbourhood Plan (2017)

- **DH2** Development proposals in Highgate's Conservation Areas
- **DH5** Roof and Roofscape

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Highgate Conservation Area appraisal and management strategy 2007

Assessment

1. Proposal

- 1.1. Planning permission is sought for the replacement of the existing windows on the rear ground floor with new timber framed double glazed French doors and timber framed bifold doors, and the installation of two velux rooflights on the rear roofslope.

2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 Heritage states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation areas that fails to preserve or enhance the character and appearance of that conservation area. Policy DH2 of the Highgate Neighbourhood Plan states that development, including alterations to existing buildings, should preserve or enhance the character and appearance of Highgate's Conservation Areas. Policy DH5 states that rooflights should respect the existing roof form in terms of design, scale, materials, and detail and be restricted to the rear.
- 2.2. Camden Planning Guidance Home Improvements states that rooflights should not protrude more than 0.15m beyond the plane of the roofslope in conservation areas, are significantly subordinate in both size and numbers to the roofslope and ensure a consistent rhythm with other rooflights on neighbouring roofs. It also states that new doors should generally be designed and composed of materials and finishes sympathetic to the original windows and doors to the building.
- 2.3. The proposed doors on the rear elevation would be constructed with timber frames and would be finished with a dark stain, which would be sympathetic to the materials and appearance of the existing windows on the host property and wider estate. The doors would respect the existing hierarchy of openings on the rear elevation by maintaining the same width as the existing windows and would be sympathetic to the fenestration of the host property. The two rooflights would be located on the rear roofslope in accordance with Camden Planning Guidance and policy DH5 of the Highgate Local Plan. They would have a maximum protrusion of 0.1m and are therefore considered to be conservation-style and are thus considered acceptable.
- 2.4. A number of rooflights on rear elevations have been granted within the West Hill Park estate including at nos. 20, 33, 34 and 35 (please refer to planning history section). The rooflights would therefore not be out of keeping with the appearance of the roof form of the estate. They would read as being subordinate to the roof form of the host property. The application site backs onto Merton Lane, however there is a high boundary wall between the property and the road with a large number of trees and planting providing a high level of screening. The rooflights would therefore have limited visibility from the public realm.
- 2.5. As such, the proposals are thus considered to preserve the character and appearance of the Highgate Conservation Area and comply with policy D1 and D2 of the Camden Local Plan 2017 and policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017.
- 2.6. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Highgate conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Residential Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. Due to the location on the rear elevation and the limited scale and nature of the proposals, they are not considered to significantly harm the amenity of neighbouring occupiers in terms of the loss of natural light, light spill or loss of privacy.
- 3.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident and is thus considered to be in accordance with planning policy A1 of the London Borough of Camden Local Plan 2017.

4. Recommendation

4.1. 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 24th October 2022, 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: 2022/3512/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 18 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Mr Daniel Eames
23 West Hill Park
London
N6 6ND
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 West Hill Park
London
N6 6ND

DECISION

Proposal:
Replacement of existing windows on rear ground floor with new French doors and bifold doors and installation of two rooflights on rear roofslope .

Drawing Nos: Site Location Plan A100, A101, A102, A103, A104

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

Site Location Plan A100, A101, A102, A103, A104

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 and policies DH2 and DH5 of the Highgate Neighbourhood 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-householder-planning-decision.](https://www.gov.uk/appeal-householder-planning-decision)

Yours faithfully

Chief Planning Officer

DRAFT

DECISION