LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0913 **Ward:** Highgate

Date received: 20/04/2015

Drawing number of plans: Plans received by the Council on 23/04/2015

Address: 28 Wood Lane N6 5UB

Proposal: Installation of a timber frame summerhouse with lead roof (householder application)

Applicant: Mrs Jill Wills

Ownership: Private

Site Visit Date: 15/06/2015

Officer contact: Aaron Lau

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans

Informatives

1) The NPPF

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 Proposed development

- This is an application for Installation of a timber frame summerhouse with lead roof

2.2 Site and Surroundings

- The application site is Grade II listed building within the Highgate Conservation Area probably from Circa 1830s. The building is in Cottage Ornee style, built in brick and cement render with slate roof, modest in scale but highly decorative in a Tudor Gothic style to add to its picturesque quality. The building slopes sharply to its rear, creating two floors on the front elevation and three to the rear. The main part of the house is a rectangular block in the centre with lower side wigs to either side.

2.3 Relevant Planning and Enforcement history

- HGY/2014/2277 - Listed building consent for removal and replacement of floor finishes at lower ground level and installation of new damp proof membrane. – approved 09/10/2014

- HGY/2014/2201 - Listed building consent for interior alterations in connection with the refurbishment of the existing property, replacement of a previously blocked up window to the front elevation, construction of a small rear extension to provide space for storage and services. – approved 02/10/2014

- HGY/2014/2197 - Interior alterations in connection with the refurbishment of the existing property, replacement of a previously blocked up window to the front elevation, construction of a small rear extension to provide space for storage and services. – approved 02/10/2014

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- Highgate CAAC
- LBH Conservation Officer
- The Highgate Society Secretary,

The following responses were received:

Internal:

1) LBH Conservation Officer: No objection

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 10 letters

5.1 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 1
Objecting: 1
Supporting: 0

5.2 The following local groups/societies made representations:

- Highgate CAAC

5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Noise and disturbance

5.4 The following issues raised are not material planning considerations:

- Rear gate access (Officer Comment: This is not a material planning consideration)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area and setting of a listed building
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the conservation area and setting of a listed building

6.1.1 The development site falls within the Highgate Conservation Area; originally designated in 1967, but the area containing this property was designated as part of an extension in 1990.

6.1.2 Given the sensitive location of the site within the conservation area, Officers need to be convinced that the new development should respect the scale and massing of existing buildings and contribute positively to the area.

6.1.3 The new summerhouse will measure 2m to the eaves (3.39m to the apex), 5.45m in length and 3.6m in width. It will be constructed out of posts and panels under a sheet lead roof, and positioned 4m away from its eastern boundary it shares with the adjoining property at 30 Wood Lane and in the middle of the rear garden on the site.

6.1.4 It is the opinion of Officers that its location with natural screening from the mature trees in the garden reduces its visibility from neighbouring properties and the conservation area as a whole.

6.1.5 The Grade II listed building is in Cottage Ornee style, built in brick and cement render with slate roof, modest in scale but highly decorative in a Tudor Gothic style to add to its picturesque quality. The building slopes sharply to its rear, creating two floors on the front elevation and three to the rear. The main part of the house is a rectangular block in the centre with lower side wigs to either side.

6.1.6 It is no doubt that the scale of the proposed development would have a degree of impact on the setting of this listed building. However, the small scale and siting of the structure means that its setting is limited from the rear garden which would remain unaffected by the development in general. As such, the proposed development would not harm the setting of the listed building and therefore its setting would be preserved.

6.1.7 As a summary, the proposal will serve to preserve the appearance of the site and its setting within the conservation area. There is no harm to the listed building, and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan

Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.2.2 The siting of the proposed summerhouse relative to the immediate buildings within Wood Lane is such that it will not give rise to any loss of amenity in terms of loss of daylight/sunlight and outlook.

6.2.3 A local resident has objected to the proposal on the basis that it have the potential to cause excessive noise and disturbance. There is no evidence to substantiate this claim, and its location being some 4m from the nearest common boundary means that it is unlikely to cause any detrimental noise nuisance upon neighbours.

6.3 Conclusions

6.3.1 The proposed development is acceptable in principle as it would not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and has been sensitively designed to maintain the character and visual amenity of the conservation area.

6.3.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0913

Applicant's drawing No.(s) Plans received by the Council on 23/04/2015

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Plans received by the Council on 23/04/2015

Reason: In order to avoid doubt and in the interests of good planning.

3. The development hereby approved shall not be segregated and occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 28 Wood Lane and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities of the area