LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 01/06/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1318 **Ward:** Highgate

Date received: 06/05/2015

Last amended date:

Drawing number of plans:

HPL-100 P2, HPL-110 P2, HPL- 120 P2, HPL-130 P2, HPL-200 P2, HPL-310 P2, HPL-320 P2, HPL-500 P2, HPL-501 P2, HPL- 502 P2, HPL-503 P2, HPL-504 P2, HPL-505 P2 & HPL-506 P2

Address: 42 Hampstead Lane N6 4LL

Proposal: Non material amendments following a grant of planning permission HGY/2014/1945 to enable removal and rebuilding of flank walls, roof and chimneys

Applicant: MrHasan Golshirazi

Officer contact: Valerie Okeiyi

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Partial demolition, extension and renovation of the existing dwelling house

3.2 Proposed amendments

The proposed amendment is for the demolition of flank walls, front and side roof slopes and chimneys all of which would be rebuilt to match existing.

3.3 Site and surrounds

The application site is located on the northern side of Hampstead Lane within the designated Highgate Conservation Area. Hampstead Lane is a historic ridge road which connects Highgate with Hampstead. The road has a changing character fronted by houses built in a variety of styles at different periods in time. The western section of the road is abutted by nos. 26-46, typically very large houses in substantial plots, many containing large trees from the original Bishops Wood. Many of these houses have been substantially altered or rebuilt in a grander scale. Going from west to east, on the western side of Courtenay Avenue there is a sports ground. Between Courtenay Avenue and Compton

Avenue there are five main houses. The first houses are the Garth and no. 44, both builder designed houses of the 1920s. These are followed by no. 42, 'Oakley', designed by P Morley Horder and built with attractive details and dark brick in 1912, making it one of the first houses to be built in this part of Hampstead Lane. The next house, no. 40, is the large and recently built Kenwood Gate with the house set back on the corner of Compton Avenue known as 'Esterel'.

The subject site was originally known as 'Oakleigh' and slopes down towards the north with the house set approximately two to three metres below the level of Hampstead Lane. The property is a large detached house of the arts and craft style enclosed by a low boundary wall with railings, hedging and metal gate to the front. It is two storeys in height with bays on ground and first floor with an adjoining single storey garage. The roof to the front is characterised by a pitched roof with two gables and front dormers. The house has been considerably altered in that the area between the garage and the house at the front has been in-filled. A large single storey extension has also been added to the western end of the property and a large conservatory added to the rear. Lastly a swimming pool and pool house has been added in the garden.

4. ANALYSIS/ASSESSMENT

Legislation came into force on 1 October 2009 which legally allows the Council to approve non-material changes to approved developments (Statutory Instruments 2009 No. 2261 Town & Country Planning (General Development Procedure) (Amendment no 3) (England) Order 2009.

The proposed amendment is for the demolition of flank walls, front and side roof slopes and chimneys all of which would be rebuilt to match existing. This change will not adversely affect the character and appearance of the existing building and conservation area and will not affect the amenity of neighbouring residents. On this basis, it is considered that a non-material amendment can be granted.

RECOMMENDATION

GRANT Non-Material Amendment

Applicant's drawing No.(s)

HPL-100 P2, HPL-110 P2, HPL- 120 P2, HPL-130 P2, HPL-200 P2, HPL-310 P2, HPL-320 P2, HPL-500 P2, HPL-501 P2, HPL- 502 P2, HPL-503 P2, HPL-504 P2, HPL-505 P2 & HPL-506 P2

For the following reason:

The proposed change for the demolition of flank walls, front and side roof slopes and chimneys all of which would be rebuilt to match existing is considered to be acceptable and non material in relation to the previously approved scheme