LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1852 **Ward:** Highgate

Date received: 24/06/2015

Last amended date: 13/08/2015

Drawing number of plans: 1404_PL_EX_01 – 22, 1404_PL_PR_13 Revision A, 1404_PL_PR_14 Revision A, 1404_PL_PR_17 Revision A, 1404_PL_PR_18 Revision A, 1404_PL_PR_19 Revision A, 1404_PL_PR_20 Revision A, 1404_PL_PR_21 Revision A, 1404_PL_PR_24 Revision A, 1404_PL_PR_25 Revision A

Address: 12 Hampstead Lane N6 4SB

Proposal: Front infill extension, side and rear extension, and internal re-modelling and upgrade of existing building (householder application) (amended plans)

Applicant: Mr Chris Blackburn

Ownership: Private

Site Visit Date: 05/08/2015

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a front infill extension, side and rear extension, and internal re-modelling to upgrade this existing building. The application has been amended since it was submitted and the amendments are as follows:

- The front elevation shows projected bay windows and canopy. Larger windows inserted, incorporating more glazing.
- The rear elevation shows amendments to the rear facing canopy.
- The roof ridge height for the roof line adjacent to no. 10 Hampstead Lane been reduced in scale.

Site and Surroundings

3.2 Hampstead Lane is a historic ridge road which connects Highgate with Hampstead. For much of its length the boundary between the London Borough of Haringey and

Camden runs along the centre of the road. A section of the road further to the east also abuts the two principle playing fields of Highgate School. The road has a changing character fronted by houses built in a variety of styles at different periods in time. This application relates to no. 12 which is on the eastern side of the road set back from. The property is a detached house with the building set back from the main road by means of a front garden and private driveway. The site is accessed from Hampstead Lane via double gates that are located within a low level brick wall with timber fence above. The site slopes from the front gate towards the front of the building forming the driveway and front garden. This slope along with the front garden wall, large trees and foliage screens the setback building as seen from the main road. The properties to the west of the site along Hampstead Lane (14, 16, 18, 20 and 22 Hampstead Lane) are Locally Listed and described as 'a handsome terrace of Victorian stock brick houses'. The property to the East of Hampstead Lane (10 Hampstead) is not Locally Listed and was built in the 1980s and very different in appearance to the neighbouring houses.

3.3 The site lies within the *Highgate Conservation Sub Area 7 – Bishops*.

Relevant Planning and Enforcement history

3.4 HGY/2011/1422 – Planning permission was approved 29/09/2011 for the erection of rear conservatory extension and new front porch roof, enlargement of existing rooflight and insertion of new rooflight to side roofslopes, and construction of skylight on existing side flat roof

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal
1) LBH Conservation Officer

External
2) Thames Water

4.2 The following responses were received:

External:

1) Thames Water – No objection and has made the following comments;

- With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.
- With regards to sewerage infrastructure capacity Thames water has no objection
- With regards to water infrastructure capacity Thames Water has no objection

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 17 letters. 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:2
Objecting:0
Supporting:1

5.2 Highgate CAAC made the follows comments;

- The CAAC finds much to admire in this design BUT the materials proposed are inappropriate in the Conservation Area at this location immediately adjoining a Victorian terrace. The use of concrete and metal should be avoided while the mix of finishes for the facades seems ill-considered and unlikely to enhance the CA

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:

- The proposed changes will improve the existing building and enhance the area
- The proposal has been designed in order to respect and enhance the existing building and the neighbouring property

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Impact of the proposed development on the character and appearance of the conservation area;
2. Impact on the amenity of adjoining occupiers;

Impact on character and appearance of the conservation area

6.2 Section 72 of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the case of Barnwell Manor and subsequent decisions that rely on it.

6.3 NPPF chapter 12 ‘Conserving and enhancing the historic environment’ and London Plan policy 7.8 ‘Heritage Assets and Archaeology’ states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local

Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. The London Plan Policy 7.4 'Local character and 7.6 'architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Policy UD3 and SP11 Design and SP12 Conservation of the Local Development Plan continue this approach.

6.4 The proposal as amended seeks planning to extend a further 0.6m into the garden from the existing conservatory that received planning permission in 2011 under planning reference HGY/2011/1442. A front infill extension is proposed on ground floor level creating a utility room. At first floor level an L shaped extension is proposed on the side facing no. 10 to enlarge the existing bedrooms and provide an additional bedroom and bathroom. The extension at first floor level combined with the existing pitch roof would create a butterfly roof. The extension is to be constructed using white render, fibre cement cladding, metal shingle, timber shingle and slate cladding. The amended front elevation would comprise of new thermally broken double glazed window unit set within a protruded metal/concrete window box, new concrete/metal ribbon as canopy and a new timber front door with glazing above. The side elevation (east) would comprise of new thermally broken double glazed box windows and two rooflights. The rear elevation would comprise of new thermally broken aluminium double glazed window units and double glazed sliding door and the side elevation (east) would comprise of a new window and roof lights.

6.5 The proposed development as amended although lager in scale at ground and first floor level would appear subordinate to the original building. The roof of the first floor extension would be consistent with the existing pitch creating a butterfly roof. The proposed extension and elevational treatment will respond to the appearance of the existing building and would modernise and improve its appearance giving the building a more visually interesting facade on the street. The application of the material whilst contemporary will complement the character of the area.

6.6 As such, the proposed development as amended will relate successfully to its context and is considered to preserve and enhance the character and appearance of the conservation area, in accordance with policies 7.4 'Local Character' and 7.6 'Architecture' and 7.8 'Heritage Assets' of the London Plan 2015, Policy SP11 'Design', SP12 'Conservation' of the Local Plan 2013, saved policy UD3 'General Principles' and CSV5 'Alterations and Extensions in Conservation Areas' of the UDP (2006).

Impact on the amenity of adjoining occupiers

6.7 The London Plan 2011 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.8 The proposed development as amended would have no material adverse impact on the amenity of the neighbouring properties in particularly the adjoining property at no. 10, as the roof pitch of the first floor extension has been lowered and reduced in scale, therefore there would be no noticeable reduction in daylight/sunlight here

from their hallway window which is non habitable, given also the gap between the windows of the property in question and the side wall of the proposed.

6.9 The new rooflights on the side elevation (east) on first floor level of the new first floor extension would be high level slot windows prevent overlooking to no. 10

6.10 Overall the proposed development as amended would have no material adverse impact on the amenity of the adjoining neighbours as such the proposal is considered to be in accordance with London Plan policy 7.6 and saved UDP policy UD3.

Conclusions

6.11 The proposed development as amended would appear subordinate to the original building and would preserve the character and appearance of this part of the conservation area. The proposed development would also not adversely affect the residential amenities of the neighbouring occupiers

6.12 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

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

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1852

Applicant's drawing No.(s) 1404_PL_EX_01 – 22, 1404_PL_PR_13 Revision A, 1404_PL_PR_14 Revision A, 1404_PL_PR_17 Revision A, 1404_PL_PR_18 Revision A, 1404_PL_PR_19 Revision A, 1404_PL_PR_20 Revision A, 1404_PL_PR_21 Revision A, 1404_PL_PR_24 Revision A, 1404_PL_PR_25 Revision A

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. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 1404_PL_EX_01 - 22, 1404_PL_PR_13 Revision A, 1404_PL_PR_14 Revision A, 1404_PL_PR_17 Revision A, 1404_PL_PR_18 Revision A, 1404_PL_PR_19

Revision A, 1404_PL_PR_20 Revision A, 1404_PL_PR_21 Revision A, 1404_PL_PR_24 Revision A, 1404_PL_PR_25 Revision A

Reason: To avoid doubt and in the interests of good planning.

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.