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Our Ref: 2018/4087/PRE
Contact: Patrick Marfleet
Direct Line: 020 7974 1222
Email: Patrick.marfleet@camden.gov.uk

**Planning Solutions Team
Planning and Regeneration**
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

www.camden.gov.uk/planning

Dear Mr Ruthven,

Re: Brookfield, Highgate West Hill, N6 6AS

Thank you for submitting a pre-planning application enquiry for the above property which was received on 20/08/2017 and the fee of £489.02 which was received on 16/10/2017. I write following our meeting of 08/10/2017 attended by Nick Baxter (Conservation) and myself from Camden.

1. Proposal

External alterations to existing mansion block building including:

- Erection of four storey rear infill extensions to four of the existing lightwells to provide additional habitable space and lift access to all floors.
- Installation of series of dormers across the entire rear roof slope and conversion of existing loft space to provide additional residential floorspace for existing top floor flats.
- Rear roof terraces at fourth floor level to provide outdoor amenity space

2. Site description

The application site relates to a large mansion block building located on a pocket of land flanked by the boundary of Hampstead Heath to the west and Highgate West Hill to the East. The host building remains largely unaltered aside from a number of enclosed balcony areas to the rear lightwell areas, the majority of which do not appear to benefit from planning permission but are lawful due to the length of time they have been in situ.

The property is located within the Highgate Village Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the surrounding conservation area.

3. Relevant planning history

56 Brookfield

2016/2555/P - Construction of an external cabin platform lift in the rear lightwell, including minor alterations in association. Approved 01/07/2016.

4. Relevant policies and guidance

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design
D2 Heritage

Camden Planning Guidance 2011/2015

CPG1 Design (July 2015 updated March 2018)

CPG 6 Amenity (Sept 2011 updated March 2018)

CPG 7 Transport (Sept 2011)

CPG 8 Planning Obligations (July 2015 updated March 2018)

Highgate conservation area appraisal and management strategy 2007

Please note that the Dartmouth Park Neighbourhood Plan is currently being drafted. Please see further details [here](#).

5. Design/Heritage

Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and 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 and listed buildings.

Rear infill extensions

Paragraph 4.10 of the Council's supplementary design guidance document (CPG1) provides general principles that the design of rear extensions should adhere to. Rear extension should:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;

Furthermore, paragraph 4.13 of the guidance document states that extensions that are higher than one full storey below roof eaves/parapet level, or that rise above neighbouring projections and nearby extensions, will be strongly discouraged.

The proposed infill extensions, in their current form would span the full height of the host building and would project beyond the existing eaves level, which is contrary to the above guidance. The size, scale and design of the proposed extensions would represent over-dominant and incongruous additions that would fail to appear subordinate and would cause harm to the original character and proportions of the existing rear elevations.

It is noted that a number of the existing balcony areas to the rear of the site have been enclosed over time to provide additional residential space, and whilst they do not appear to benefit from planning permission, they are considered likely to be lawful due to the length of time they have been in situ. However, officers do not consider the presence of these enclosed amenity areas as appropriate justification for the further development of the light wells that is currently proposed, and would not support this element of the scheme if it was submitted as part of a formal planning application.

Dormer roof extensions

The dormer extensions currently proposed would extend beyond the wall line of the existing rear outriggers below and would connect to the proposed rear infill extensions at main roof level (which house the proposed lifts), creating a series of

large and unsympathetic structures as a result. Therefore, officers would not support the size and design of the dormer extensions in their current form due the unacceptable impact they would have on the original character and appearance of the host building and surrounding area.

However, during the pre-app meeting officers advised that there may be scope for the installation of a series of dormers across the rear roof slope of the building, provided they were reduced in size and scale to those currently proposed. The proposed dormers should sit within the building line of the existing flat roofed projections to the rear of the site and should be uniform in size, scale and design. Efforts should also be made to preserve as many of the existing chimneys as possible.

Any subsequent approval would be subject to a section 106 legal agreement to ensure the proposed dormers are all built at the same time, rather than in a piecemeal fashion that would unbalance the appearance of the existing rear roof slope and building as a whole.

Officers would not necessarily object to the use of more contemporary cladding materials for the dormers provided they complement the traditional character and appearance of the host building. If this cannot be achieved then the use of timber and slate for the proposed structure and window openings may be more appropriate.

6. Amenity

Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight and noise. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

Existing residents

The rear infill extensions, in either of the forms proposed, would block up several rear hallway and flank elevation windows (at all levels) which provide natural daylight/sunlight and ventilation to existing flats at the site. The infill extensions are therefore considered to cause unacceptable harm to the amenity of neighbouring residents at the site in terms of loss of light and outlook. Notwithstanding this, the installation of a lightweight platform lift to the rear elevation of the lightwells, which is the option preferred by officers, would provide the step free access sought by the applicant whilst ensuring no harm is caused to the amenity of the existing flats.

Neighbouring residents

The proposed rear infill and dormer extensions are not considered to cause harm to any neighbouring properties in terms of loss of light or outlook. However, officers note that the proposed roof terraces on the flat rooves of the existing rear projections at the site could result in some overlooking of neighbouring habitable room windows and gardens near the site (namely 11 to 38 West Hill Court and 6-7 Highgate West Hill). The applicant is therefore advised to pay careful consideration to the size and location of the proposed roof terraces to ensure no harm is caused to neighbouring amenity.

7. Affordable housing

Policy H4 of the Local Plan notes that the Council will aim to maximise the supply of affordable housing, and expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floor-space of 100sqm GIA or more. Point (d) of the policy notes that a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes starting at 2% for one home and increasing by 2% for each additional home.

During the meeting the applicant confirmed that the new habitable space created as a result of the proposed roof alterations would be used by the existing residents currently occupying the top floor flats at the site. Therefore, on the basis that the proposals would not create any new self-contained C3 units, the requirements of Policy H4 would not be triggered. However, if the top floor flats were to be subdivided in the future to create new residential units then an affordable housing payment would be required. The Council would control this through the imposition of planning conditions/s106 clauses with any subsequent planning approval.

8. Transport

Due to the nature of the proposed development, and the constraints of the site, it is likely a Construction Management Plan (CMP) would be required, in line with policy A1 (Managing the impact of development). The CMP would need to identify the potential impacts of the construction phase and indicate how any potential negative impacts will be mitigated and, the CMP will be secured via a section 106 agreement.

To assist developers in providing the correct information, the Council has created a Construction Management Plan Pro-forma which is tailored towards the specific needs of the borough. The Pro-forma is available on the Council's website <https://www.camden.gov.uk/ccm/content/environment/planning-and-builtenvironment/two/planning-applications/making-an-application/supportingdocumentation/construction-management-plans.en> and it is recommended that this accompany any application.

9. Other

Consultation channels

The applicant is encouraged to engage with the Highgate CAAC, Dartmouth Park Neighbourhood Forum and the residents of the adjoining properties prior to any formal submission.

Electronic submission

Please submit your application via the planning portal website at:

<https://www.planningportal.co.uk/>

10. Conclusion

Officers do not raise any objection to the installation of platform lifts to the four access lightwells to the rear of the building, provided they are lightweight interventions that are similar in size, design and scale to the external lift approved under permission reference 2016/2555/P dated 01/07/2016. However, the proposed rear infill extensions would represent over-dominant additions that would detract from the original character of the property and would not be supported if submitted as part of formal planning application.

Whilst the size and design of the rear dormer extensions are considered unacceptable in their current form, officers believe that smaller extensions that align

with the existing rear outriggers at the site could be accommodated without causing undue harm to the character and appearance of the host building and surrounding conservation area.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Patrick Marfleet on 020 7974 1222.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Patrick Marfleet

Senior Planning Officer
Planning Solutions Team