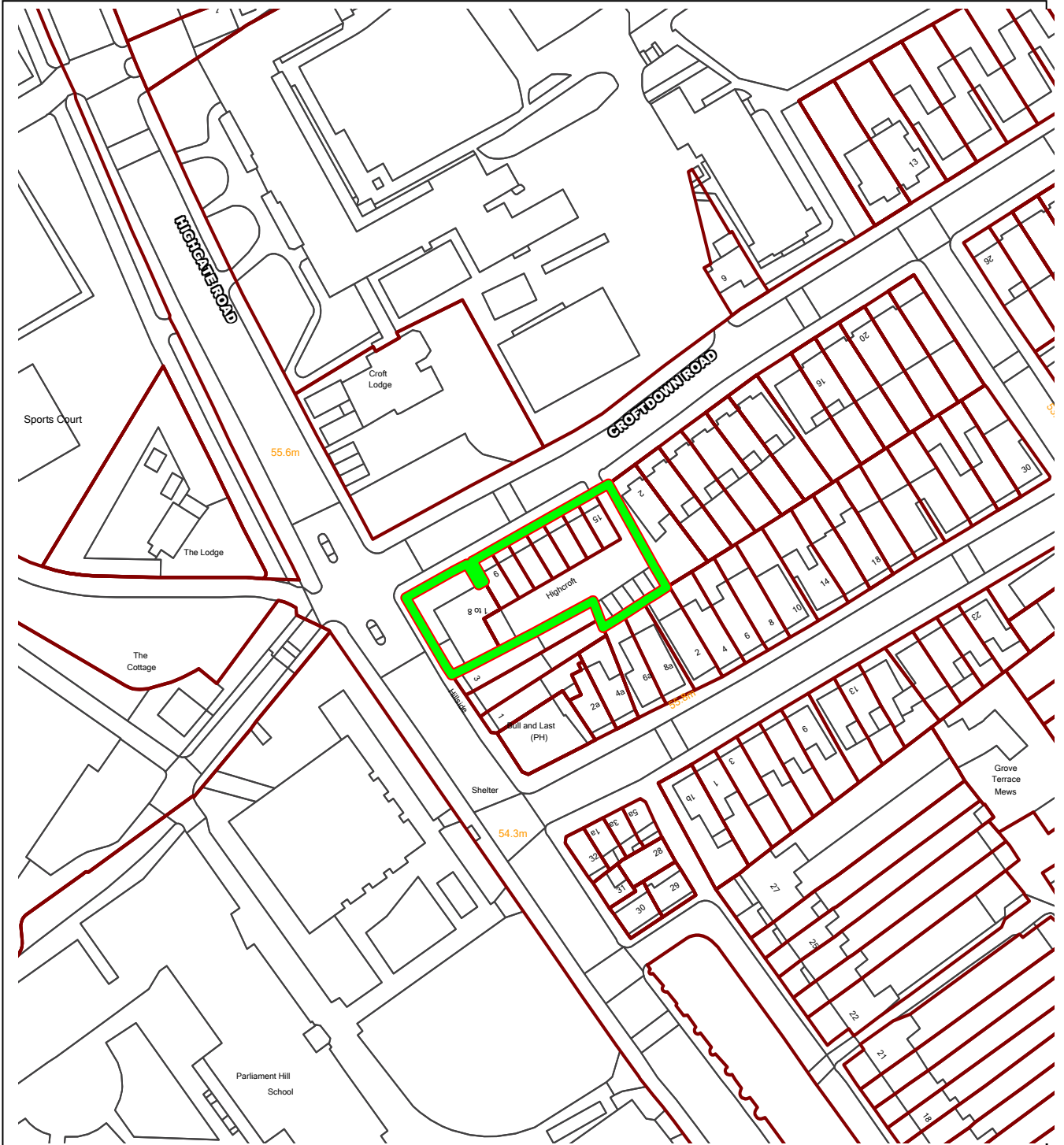


# 2023/3274/P

## 170 Highgate Road



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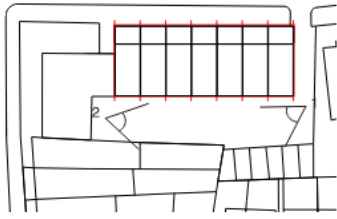


Image 1 showing an aerial view of the host building facing east



Image 2, showing the property with the junction with Highgate Road facing north





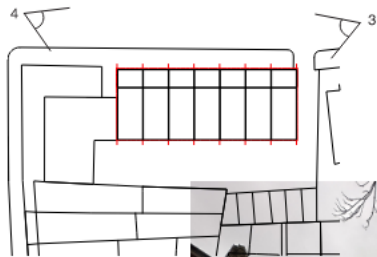
2. View of mews looking East



1. View of mews looking West

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Image 3. Showing the host building from ground level



3. View from Croftdown Road looking West



4. View from Croftdown Road looking East

Image 4. Showing views of the property from East and west elevations.

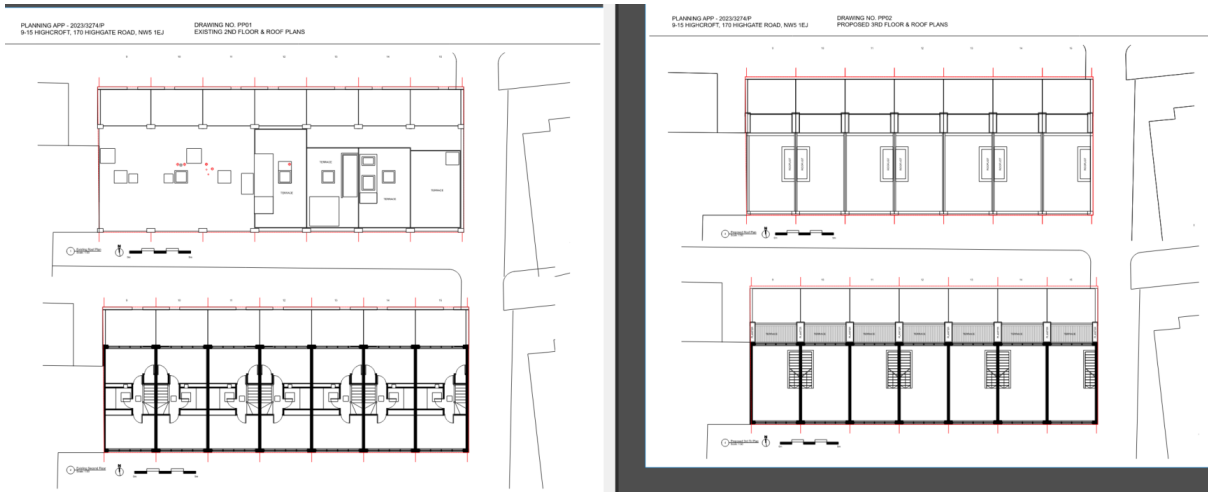


Image 5. Showing the existing and proposed floor plans.

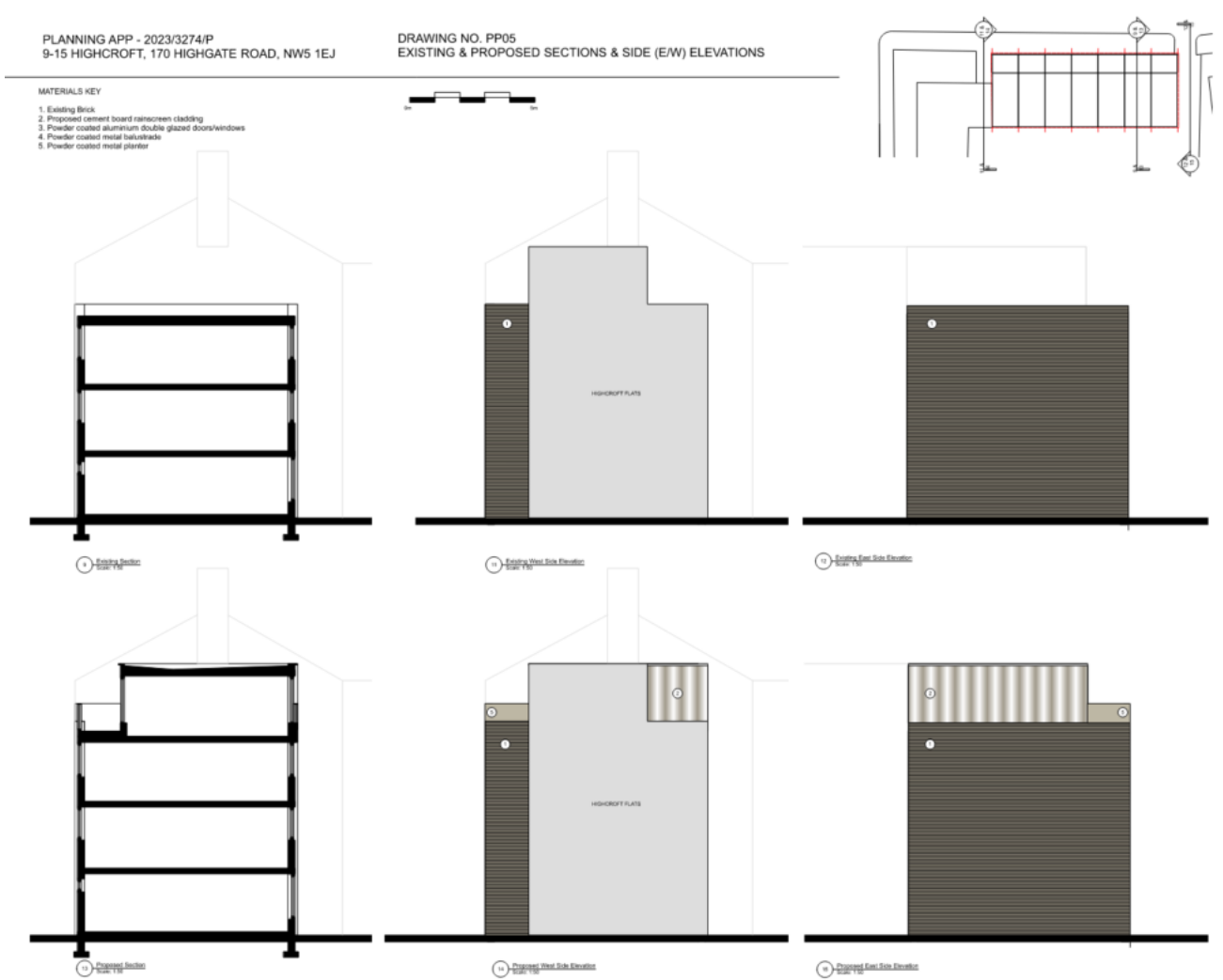


Image 6. Existing and proposed elevation and section drawings.



Image 7. Existing and proposed front elevation.



Image 8. Existing and proposed rear elevation.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>03/10/2023</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>24/12/2023</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Obote Hope			2023/3274/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Highcroft 170 Highgate Road London NW5 1EJ					
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a roof extension.					
<b>Recommendation(s):</b>		Granted Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>00</b>	No. of responses	<b>06</b>	No. of objections	<b>06</b>
			No. electronic	<b>06</b>		

A site notice(s) was displayed near to the site on the 24/11/2023 (consultation end date 18/012/2023).

The development was also advertised in the local press on the 30/11/2023 (consultation end date 24/12/2023).

One objection was received from 2 Woodsome Road (see below):

1. The proposed development is insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted;
2. The proposal would fundamentally change the roofline as visible from both Croftdown Road and Woodsome Road;
3. The proposal already limited light available to the north-facing aspects and the proposal would block light into Woodsome Road;
4. The use of the flat roof as a terrace would compromises the indoor and outdoor spaces of the nearby houses;
5. The proposed development would be a piecemeal agreement.

***Officer response***

1. Please refer to section 4 of the design section in the report;
2. Please refer to section 4 of the design section in the report;
3. Please refer to section 5 of the amenity section in the report;
4. Please refer to section 5 of the amenity section in the report;
5. The principle of the development if implemented individually is not considered incongruous given that 4 of the 6 properties in the terrace consist of some development at roof level.

**Summary of consultation responses:**

One objection was received from 2A Woodsome Road (see below):

1. I am concerned that raising the roof line of the houses will significantly reduce access to light to houses on Woodsome Road, and;
2. I am also concerned that the plan allows for staging the building work over what may be many years, extending the period of disruption, noise etc.

***Officer response***

1. Please refer to section 5 of the amenity section in the report;
2. The principle of the development if implemented individually is not considered incongruous given that 4 of the 6 properties in the terrace consist of some development at roof level. The proposal would be subject to environment legislation and an informative would be attached accordingly.

Two objections were received from 8A Woodsome Road (see below):

1. I am concerned that daylight would be seriously reduced, as would any privacy;
2. The flats were designed to be that height and would look seriously strange with another storey;
3. The residents there already have a total mish-mash of styles up there, creating roof gardens, which I assume they'll then add on top of any extension, and;
4. The proposal would have a detrimental impact with traffic.



**Officer response:**

1. Please refer to section 5 of the amenity section in the report;
2. Please refer to section 4 of the design section in the report;
3. Please refer to section 4 of the design section in the report, and;
4. Please refer to section 7 of the 'other issue' section in the report.

One objection was received from Flat 6, Highcroft 170 Highgate Road (see below):

1. The proposed extension's height would exceed neighbouring buildings which would be in conflict with Camden's policies which requires new development to preservation of the character of the conservation area;
2. concerned about the applicant's proposed phased construction approach;
3. the absence of a Daylight and Sunlight Assessment impedes a thorough evaluation of the extension's impact on neighbouring residents;
4. The use of the flat roof as a terrace would compromise the indoor and outdoor spaces of the nearby houses;
5. The proposed development would be a piecemeal agreement.

**Officer response:**

1. Please refer to section 4 of the design section in the report;
2. Please refer to section 7 of the other comments section in the report;
3. Please refer to section 4 design and section 7 of the amenity section in the report
4. Please section 7 of the amenity section in the report
5. Please refer to section 7 of the 'other issue' section in the report.

One objection was received from Flat 1, Highcroft 170 Highgate Road (see below):

1. The survey drawings mislead and provide wrong information. If the proposed new roof for the town houses is 3.5m, the ridge line is much higher and above the height of the block of flats.
2. The proposed gamble on the top of the town houses is totally out of the original character, this proposed addition would destroy the architecture;
3. The additional massing would be unsympathetic to the host building;
4. The height of the existing buildings and the proposed roof. b) There is no rear space, hence roof terrace, refer to drawings submitted etc.

**Officer response:**

1. The proposed roof extension would no rise above the neighbouring flats at 1-8 Highgate Road. For further information please refer to section 4 of the design section in the report;
2. Please refer to section 4 of the design section in the report;
3. Please refer to section 4 of the design section in the report;
4. Please refer to section 4 of the design section in the report;

	<p>One objection was received from unknown address is summarised below;</p> <ol style="list-style-type: none"><li>1. The National Planning Policy Framework the applicant/agent used in support of the application for a roof extension to the Highcroft flats (2023/3274/P does not, in fact, support the planning application, such as, Paragraph 70 of the NPPF and Paragraph 124e;</li></ol> <p><b>Officer response:</b></p> <ol style="list-style-type: none"><li>1. It is duly noted that some of the policy that was made refence to in the associated Design and Access Statement would not be applicable to this proposal. However, the application is assessed in accordance with Local and National Plan.</li></ol>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>No comment/objection was received from both the Dartmouth Park CAAC nor the Darthmouth Park Neighbourhood Forum at the time of this application.</p>

## Site Description

The host building is located on the north side Highgate Road with the junction of Croftdown Road, and comprise a terrace of seven, three-storey, flat roofed townhouses that were built in the 1960s as part of the redevelopment of a larger plot of land which fronts onto Highgate Road.

The front elevation of the terrace has windows across the full width of the houses at first and second floor levels, with horizontal grey/white painted timber cladding above and below. The ground floor has high level windows, brick panels and front doors with adjoining window panels down one side. The rear elevation of the terrace has similar timber cladding.

## Relevant History

**2021/2944/P** – Planning permission for the conversion of existing garage to habitable room, by removing changing garage door to a window. **Granted** on 06/11/2021.

**2013/7942/P** - Planning permission for the erection of stairwell enclosure and installation of metal balustrades at roof level in association with the creation of a roof terrace (retrospective). **Granted** on 28/02/2014.

**PE9800428R2** – Planning permission for the erection of a roof extension to provide stair enclosure, erection of metal balustrades and formation of new roof terrace. **Granted** on 28/09/1998.

## Relevant policies

### National Planning Policy Framework 2023

### The London Plan 2021

### Camden Local Plan 2017

Policy G1 – Delivery and location of growth

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 - Heritage

Policy DM1 – Delivery and monitoring

Policy CC1- Climate change mitigation

Policy CC2 – Adapting to climate change

### Camden Supplementary Planning Guidance 2023

CPG - Design

CPG – Home Improvements

CPG - Amenity

### Dartmouth Park Neighbourhood Plan 2020

Policy DC3 – Requirement for Good Design

Policy DC1 – Enhancing a Sense of Place

### Dartmouth Park Conservation Area Appraisal 2009

### Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. Proposal

- 1.1 Planning permission is sought for the erection of a roof extensions for ancillary residential amenity to the existing terraces. The proposed roof extension would expand across the existing roof of the properties measuring approximately 28sqm in area for each property, have an external height of approximately 2.8m, and would measure approximately 8.6m in depth. The roofs of the extensions would be flat.
- 1.2 It should be noted that during the course of the application revisions to the proposed scheme were requested in order to address concerns raised by officers. The proposed roof addition have been revised to reduce the size and visual bulk of the proposal and maintain the vertical emphasis with the host building. Whilst the proposed terrace to the rear have been omitted from the scheme.
- 1.3 Fronting Croftdown Road, the roof extensions would feature terraces for the individual dwellings which would be constructed with cement board rainscreen cladding. The proposed doors, balustrades and planters would be powder coated aluminium. At the rear, the materials would replicate those to the front elevation which would consist of cement board rainscreen cladding. The existing railings would be retained and a new railing is proposed along the entire width of the roof.

### 2. Considerations

- 2.1 The main issues to be considered are:
  - Principle of an additional roof level
  - Design and heritage
  - Sustainability
  - Amenity

### 3. Principle of an additional roof level

- 3.1 The terrace in which the application properties sit is three storeys in height with flat roofs. Previous permissions have been granted at nos. 13 and 14, to install metal railing and erection of a stairway enclosure with metal balustrades to provide access onto the roof to be used as a terrace. As a result, the terrace row now includes additional alterations and extensions at roof level.
- 3.2 The properties form part of a group which was originally been designed as a coherent composition architecturally and the design of the extension has been amended and developed into a comprehensive design which has the potential to inform the overall design approach for a new roof level for building block. This accords with Camden Planning Guidance which advises that '*Where a group of buildings are originally designed as a complete composition a comprehensive design for the whole group is encouraged*'.
- 3.3 The application properties and the proposals would be visible from the junction with Croftdown Road and as discussed below, the comprehensive proposals for the entire block would safeguard the appearance of the townscape and respond to the local character and architecture. The proposed extensions would provide additional habitable space for the existing dwelling units and the proposals would therefore comply with the Council's policies for residential extensions and design and they are supported in principle.

## 4. Design and Heritage

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: 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.
- 4.2 Policy D1 of the Local Plan states that good design should respond creatively to its site and its context including the pattern of built form and urban grain, open spaces, gardens and streets in the surrounding area. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials. Similarly, Camden Planning Guidance (CPG) on Home Improvements states that a successful roof extension should consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended.
- 4.3 Highcroft is mentioned in the Dartmouth Park Conservation Area Statement as "a 1960s development on the site of Sydney House, consisting of a block of flats, three-storey terrace of wooden-panelled houses with flat roofs". The block is of a scale that sits fairly neatly next its Victorian terrace neighbour and follows a succession of six-house terraces of three storeys over semi-basements with front areas, hipped roofs and impressive large stock-brick chimney stacks that punctuate the skyline over alternate party walls. Most have retained their slate roofs to the front. Essentially flat-backed, their rear — and often side — walls are, in contrast to the red fronts, of yellow London stocks. The area is characterised by a clearly distinguished planned appearance and typical urban streets lined by rows of houses. There are a number of development types within the area, and whilst it does not feature specifically in the Plan, the development of the application sites has a particular character and architectural merit. Policy DC3 of the Neighbourhood Plan requires that proposals demonstrate how they respect and enhance the character and local context of the wider area. This element is discussed in more detail below.
- 4.4 The subject building is identified as possessing a "neat" or appropriate scale in relation to the neighbouring Victorian terraces. The existing site, including the four storey junction block, integrates well into the prevailing C19th townscape by approximately matching the height of the Victorian villas and public house on the Highgate Road (the four C20th storeys give floor to ceiling heights which broadly equate to three C19th storeys) and then stepping down to three storeys to become subordinate to the C19th terraces on Croftdown Road. The addition of the proposed roof extension to Numbers 9-15 brings this block to essentially the same height as the corner block. However, the proposal as revised would retain the vertical emphasis of the site and preserve the appearance of a terrace. Notwithstanding this, given the roof addition would be attached to a large corner block into what would read, in terms of height and massing, the proposal is considered as a subservient addition to the host building.
- 4.5 Although the roof extension would be fairly large, covering almost the entire footprint of the floor below, the insertion of a small inset roof terrace in the middle of the front elevation would help to break up the mass of the extension and contribute towards its appearance as two distinct elements. Whilst the proposal would offer some views from the public domain. The extension would be set back from the Croftdown Road elevation by 2.9m which would reduce its prominence when viewed from the junction. Overall, it is considered a subordinate addition that is in keeping with the host building and would not overwhelm its proportions.



- 4.6 The proposed roof extensions (as revised) have carefully considered the existing architectural design and detailing elements that would complement the building's appearance. The use of cement board with rainscreen cladding with the aluminium double-glazed door and the powder coated metal balustrade with planters would re-enforce the horizontal, façade/fenestration treatment found elsewhere on the host building. This combined with the existing windows and white boards currently at roof level would preserve the vertical emphasis of the host building. Moreover, the new roof would be metal which is an improvement from the existing Asphalt or fibre glass flat roof. The new and matching metal railings would enclose the new balcony and the proposed detailed design would positively reference the existing building in a modern manner which respects the existing character and appearance of the host buildings and the wider terraced row.
- 4.7 The rhythms and detailing of the proposed roof extensions as proposed would have architectural character which would add to the appearance of this group of buildings. The scale of the proposed roof extensions is modest and would respect the proportions of the terrace and the hierarchy of spaces and buildings. The detailed design of the new structures would maintain the character of the terrace buildings through a modern interpretation of an extension at roof level. Overall, the proposed development is considered to be acceptable by virtue of its scale, position, detailed design and materials, would preserve and enhance the character of the host building and wider conservation area, and is therefore in accordance with policies D1 and D2 of the Camden Local Plan.
- 4.8 The proposals are not considered to cause harm to the character of the wider Dartmouth Park Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **5. Sustainability**

- 5.1 In line with policies CC1 and CC2 any new development should mitigate against increased carbon emissions. In accordance with the energy hierarchy principles, a fabric first approach has been taken to the design and carbon reduction measures would be included. The major elements including walls, windows, doors, floors and roof would be constructed with a high standard of insulation and airtightness, and wherever possible materials will be selected for lower embodied CO<sub>2</sub>. Due to the position of the rooms, excellent levels of daylight would be achieved, reducing consumption of electricity for artificial light. Natural ventilation has been carefully considered with a good provision of rooflights and opening lights to provide cross ventilation.
- 5.2 Overall, the proposals would include sufficient energy efficiency measures which would improve the efficiency of the building and result in carbon emission reductions when in operation.

## **6. Amenity**

- 6.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors to be considered in relation to the impact on the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.

- 6.2 The proposed roof extension would be located approximately 8m from the properties on Highgate Road. However, given the rear of these properties garden is located away (west) from the roof being extended. The proposed new roof addition would be some 20m from the properties to the rear on Woodsome Road. Given that the roof extension would be located more than 18m from the neighbouring amenities on Woodsome Road, the proposed development is not anticipated to have a material impact on the availability of daylight/sunlight to any neighbouring residential property.
- 6.3 In terms of loss of light, concerns from the occupiers at no 2 Wodsome Road have been received. The building at no. 2 sits approximately 20m from the application properties to south, and they have a number of window openings facing north towards the application properties. Given the position of the building, located more than 20m away from the roof extensions and the sun's orientation, it is unlikely that a significant reduction of sunlight or daylight would be incurred by the occupiers at 2 Woodsome Road.
- 6.4 Due to the pattern of development and the current typology of buildings in vicinity of the site, there are no nearby gardens or amenity that would be significantly affected by a reduction in daylight. The proposed new terrace as revised would be located to the front elevation and given the terrace location the proposal is not considered significantly harmful to warrant refusal of this scheme. Likewise, the new windows to the rear would not exacerbate levels of overlooking. Overall, due to the existing patten of development and the siting and design of the proposals, there is no significant harm identified in terms of overlooking to neighbouring properties.
- 6.5 The proposed extensions would be modest in size and scale and due to their nature and position they would not result in a harmful loss of daylight, sunlight or privacy and nor would they create a sense of enclosure for any neighbouring occupiers. There would therefore be no undue loss of amenity for any neighbouring occupiers.

## **7. Other issues**

- 7.1 Transport officers consider that there is sufficient space in the bays to have skips and for construction vehicles to unload and turn around to leave in forward gear. Due to the position of the application buildings at - nos. 9 -15 location next to Multi parking bay. As such, it is considered that given the existing site arrangement there is no requirement for a Construction Management Plan (CMP) in this instance.
- 7.2 An objection was raised which requires any permission to include a condition requiring the application to be "phased in" the works. However, if the roof extension were implemented individually officers do not believe the proposal would be incongruous that would require any planning permission subject to a s106 legal agreement to ensure all the roof extensions to be completed at the same time. Moreover, the Planning conditions must meet 6 tests, otherwise they should not be imposed on a planning permission. These 6 tests are set out within the NPPF and Planning Practice Guidance and require the planning condition to be: necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects. Thus, officers are of the opinion that to a s106 agreement is not warranted in this instance.

## **8. Recommendation**

- 8.1 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 1st July 2024, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/3274/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 25 June 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Gemma Shore  
14 Highcroft  
170 Highgate Road  
London  
NW5 1EJ  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**Highcroft**  
**170 Highgate Road**  
**London**  
**NW5 1EJ**

# DECISION

Proposal:

Erection of a roof extension.

Drawing Nos: A200; PP01; PP02;PP03; PP04; PP05; PP06; Location Plan and Design and Access Statement.

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:

A200; PP01; PP02;PP03; PP04; PP05; PP06; Location Plan and Design and Access Statement.

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 policy D1 and D2 of the London Borough of Camden Local 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](http://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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**