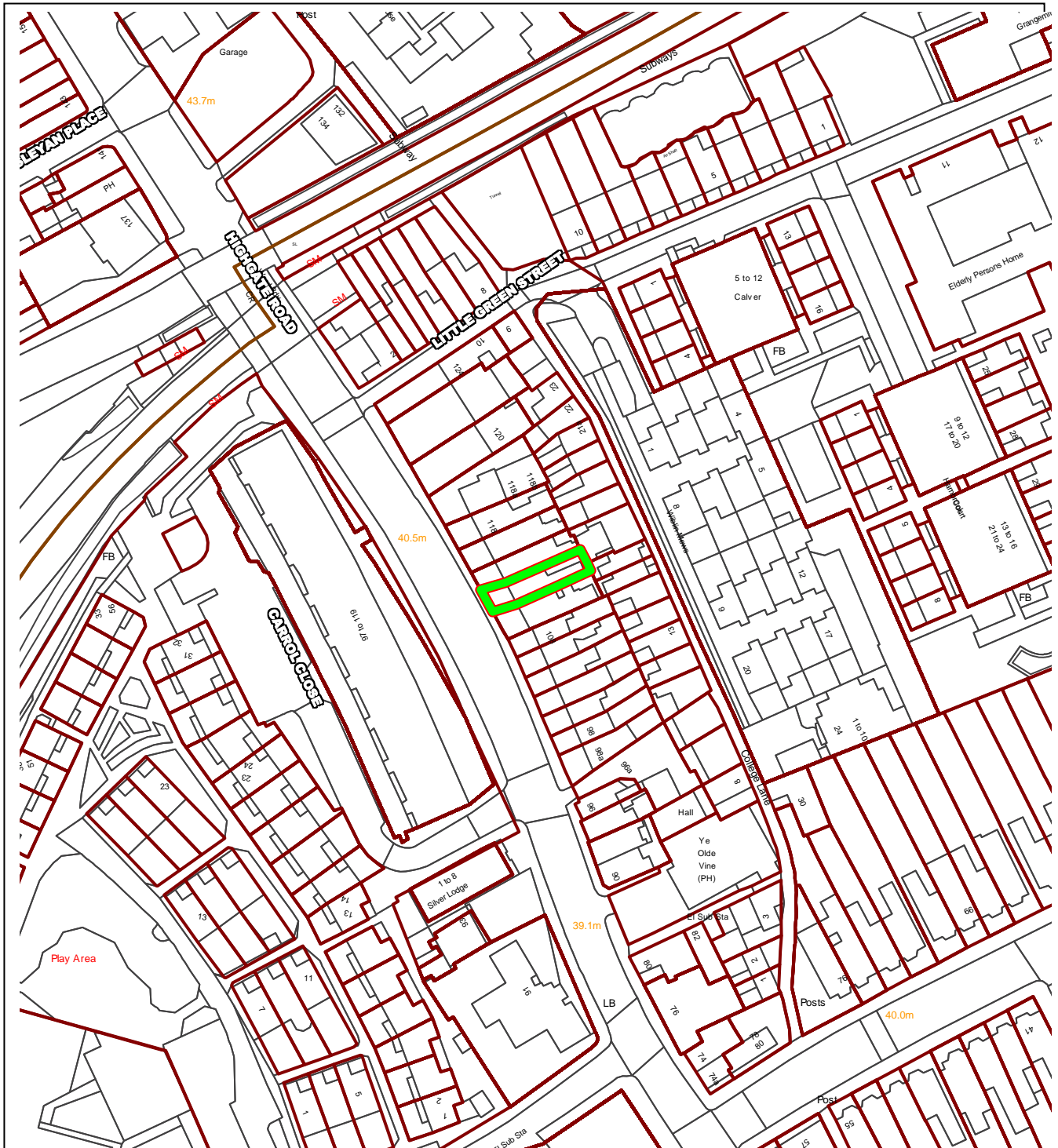
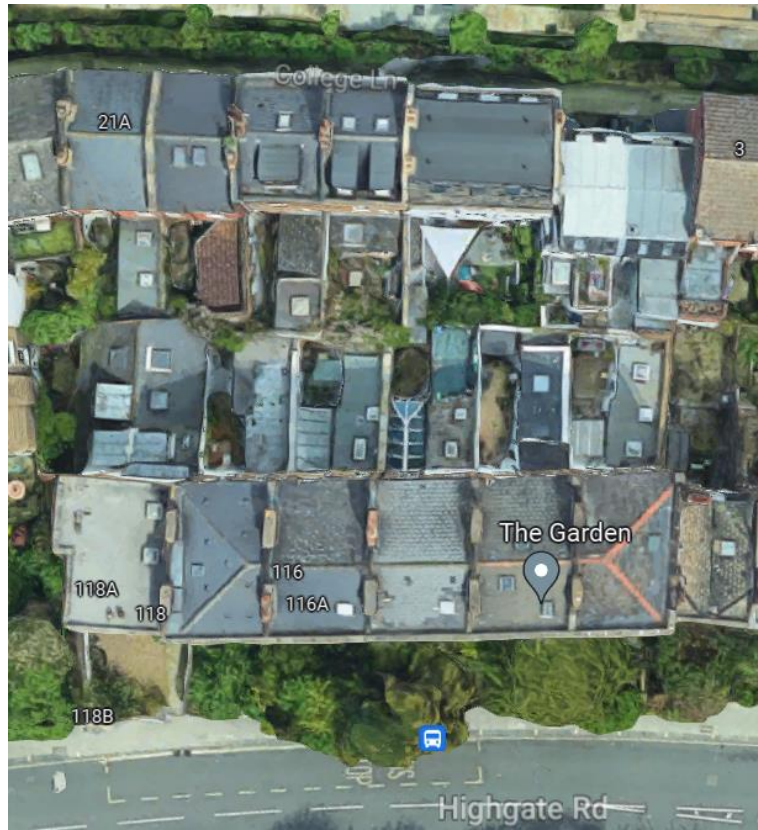


# Flat A 112 Highgate Road, London, NW5 1PB



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## 02. Site photos



1. Ariel view of site and neighbouring sites on Highgate and College Lane



2. View of rear elevation of host building from rear of site.



3. View to rear of site including existing rear garden timber shed, courtyard, and rear and side boundary walls.



4. Existing pitched roof with flat apex on existing rear extension

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/06/2022</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>19/06/2022</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Amy Ly			2022/1547/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat A 112 Highgate Road London NW5 1PB			See draft decision notice	
<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 rear part infill ground floor extension following demolition of rear garden outbuilding.				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Full Planning Permission			

Conditions or Reasons for Refusal:	<b><i>Refer to Draft Decision Notice</i></b>			
Informatives:				
<b>Consultations</b>				
Summary of consultation:	<p>A site notice(s) was displayed near to the site on the 20/05/22 (consultation end date 13/06/22).</p> <p>The development was also advertised in the local press on the 26/05/22 (consultation end date 19/06/22).</p>			
Adjoining Occupiers:	No. of responses	<b>02</b>	No. of objections	<b>01</b>
Summary of consultation responses:	<p>No letters of objection were received by neighbouring occupiers. 1 letter of support was received from an adjoining neighbour and 1 comment was made by a resident at an unknown address. Their comments concerned the retention of the existing pitched roof siting, proposed roof design and the proposed materials.</p> <p><u>Officer's response:</u> Please see sections 1, 3, 4 and 5 of the assessment section of the officer's report.</p>			
Dartmouth Park CAAC:	<p>1 letter of objection was received from the Dartmouth Park CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• The current extension exceeds the height of the side party wall with 110 Highgate Road and also the rear wall with Nos 17 and 18 College Lane. There are no objections from the Nos 17 and 18 College Lane on the understanding that the height will be lower than the existing rear and side walls. If not the case, this would impact on the light of the College Lane properties.</li> <li>• The garden/ free open space is being substantially reduced by extending to the rear wall and along its length, replacing a free standing shed. This could be considered overdevelopment. Added to which, it could set a precedent for the reduction of the rear gardens of Nos 96 to 110.</li> </ul> <p><u>Officer's response:</u> Please see sections 1, 3, 4 and 5 of the assessment section of the officer's report.</p>			

## Site Description

The application site refers to the ground floor flat of 112 Highgate Road, a four storey property located on the eastern side of Highgate Road. To the rear, the site has a small courtyard area which provides private amenity space for the occupiers of the host flat.

The site is located within the Dartmouth Park Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.

## Relevant History

The planning history for the neighbouring sites can be summarised as follows:

### 114 Highgate Road

**2011/1380/P** - Erection of infill rear conservatory at ground floor level and extension to existing side extension flush with rear wall to dwelling (Class C3). **Granted 27/05/2011**

### Flat A 116 Highgate Road

**2014/7555/P** - Erection of single storey rear extension **Granted 09/02/2015**

**2017/3601/P** - Erection of single storey ground floor part-width rear extension to existing closet wing **Granted 06/09/2017**

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

### Conservation Statements:

- Dartmouth Park Conservation Area Appraisal and Management Plan (January 2009)

## Assessment

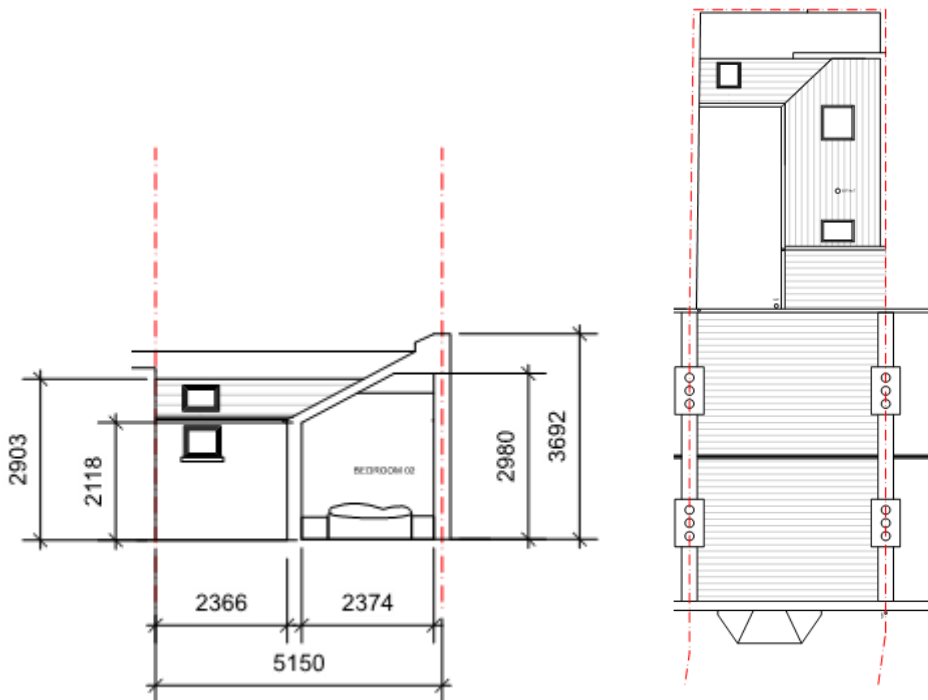
### 1. The proposal

1.1. Planning permission is sought for the erection of a single storey ground floor rear extension to replace a garden shed at the rear of the site, and extend the existing rear extension to the side at the rear. It would provide a new en-suite bathroom to the main bedroom of the flat and retain a small rear courtyard in the centre.

The proposed extension would have a flat roof height of 3m, which a pitched roof sloping down to a height of 2.2m, and an internal floor area of 5 sqm. It would have maximum depth of approximately 2.4m, and width of 2.4m. It would be built up against the rear boundary wall and extend the existing rear extension to the side.

1.2. The structure would be rendered to match the existing extension, and include concrete tiling to the roof. A modest high level window is proposed to the front elevation and a rooflight. The window and rooflight would include timber frames to match the existing on the host property.

1.3. The proposed extension would be accessed internally via the ground floor main bedroom, and there is no external access. No trees or planting are proposed to be removed.



**Fig 1. Proposed front elevation (left) and floorplan (right) of proposed extension**

### 2. Assessment

The key considerations material to the determination of this application are as follows:

- Design and Heritage
- Impact on neighbours/Amenity

### 3. Design and Conservation

3.1. 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.

- 3.2. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.3. The Dartmouth Park Conservation Area Character Appraisal & Management Plan states that Highgate Road is one of the oldest streets in the area this is reflected in the built form which features many fine 18th Century Georgian terrace houses. Development took place in an ad hoc manner and this is clearly seen in the age and styles of building that have sprung up along the road. Although differing in terms of their design the buildings are linked by many common themes such as materials and plot width which gives the street an informal character. Nos. 110 – 118 form part of mid 19<sup>th</sup> Century terrace with three floors and an additional floor above a stucco band, and small scale windows. There is a strong parapet line with chimneys visible from the road. Stucco at ground floor level and surrounding the sash windows.
- 3.4. The Character Appraisal & Management Plan advises that within the conservation area there are many interesting examples of historic rear elevations, many of which are exposed to public views from the surrounding streets. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern. Gardens and front boundary treatment Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings.
- 3.5. The proposed extension is considered to form a proportionate addition that would not detract from the character and setting of the host dwelling given it's siting replacing an existing garden shed of similar scale in the same position at the rear of the site. The extension would be single storey, built up against the rear boundary wall and infill the space between the existing rear extension and the boundary wall shared with no. 114 Highgate Road. The existing extension includes a pitched roof with a flat apex to the rear, and the proposal would include a flat apex and pitched roof to match.
- 3.6. Revisions were secured to lower the height in so far that it would not be visible from the properties at the rear on College Lane. The revised height would measure 0.3m lower than the height of the rear boundary wall, with a maximum height of 3m and the pitched roof sloping down to match the existing extension roof. Officers consider the proposed design acceptable in terms of scale and siting as it would not harm the character and appearance of the conservation area. The proposed extension would appear subordinate in scale and projection to the host building and terrace row.
- 3.7. The proposed extension would be rendered and constructed with materials to match the existing on the host building. It would feature a small high level timber window, and a modest conservation style rooflight above, which is appropriate in terms of design, size and number, and in keeping with the character and appearance of the host building and conservation area.
- 3.8. It is considered that the proposed development would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the 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.

#### **4. Residential Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. Owing to the siting of the rear extension, consideration onto the the occupants at no. 18 College Lane need to be considered. The reduced height and the revised extension is not considered to be visible from no. 18 nor the other properties to the rear on College Lane as it would sit lower than the existing boundary wall. It would also sit lower than the boundary wall shared with nos. 114 and 110. The proposed window would face into the private courtyard and would be small in scale and high level, thus would provide limited outlook. The rooflight is modest and would not result in harmful neighbouring impacts in terms of light spill.



The extension would not be visible from the public realm. As such, there would be no harm to the amenity of the adjoining occupiers in terms of loss of light, outlook, privacy and sense of enclosure.

## **5. External Amenity Space**

5.1. The host dwelling currently has approximately 17sqm of outdoor amenity space, this would be reduced to approximately 13sqm following construction of the proposed extension which is considered a sufficient amount for the scale and occupiers of the dwelling. Although there would be a small loss in amenity space, this would be mainly hard landscaping and there are similar sized rear courtyards along the same terrace.

## **6. Recommendation**

6.1. 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 6th March 2023, 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: 2022/1547/P  
Contact: Amy Ly  
Tel: 020 7974 8141  
Email: Amy.Ly@camden.gov.uk  
Date: 27 February 2023

**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)

My-architect  
Unit 5e  
Canonbury Yard  
190 New North Road  
London  
N1 7BJ  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:  
**112 Flat A**  
**Highgate Road**  
**London**  
**Camden**  
**NW5 1PB**

# DECISION

Proposal:

Erection of rear part infill ground floor extension following demolition of rear garde outbuilding.  
Drawing Nos: TQRQM22090133500600; 313/01/200 P03; 313/01/201 P03; 313/01/400 P03; 313/03/200 P03; 313/03/201 P03; 313/03/400 P03; 313/01/500 P03

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

TQRQM22090133500600; 313/01/200 P03; 313/01/201 P03; 313/01/400 P03; 313/03/200 P03; 313/03/201 P03; 313/03/400 P03; 313/01/500 P03

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 2021.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**