

Application ref: 2022/3673/P  
Contact: Josh Lawlor  
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Date: 5 April 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/planning](http://www.camden.gov.uk/planning)

Archplan  
1 Millfield Place  
London  
N6 6JP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:

**Syskon Cottage**  
**2 Millfield Lane**  
**London**  
**N6 6JD**

Proposal:

Variation of condition 2 (approved plans) to allow for basement construction of planning permission 2021/4103/P dated 25/03/22 as varied by 2022/1291/P dated 06/07/22 for construction of single storey extension to front of existing house and double storey extension to rear and side, combined with cladding house with burnt larch. Installing solar panels and green wild flower roof. Conversion of existing garage into home office. Cantilever first floor section projecting towards Millfield Lane, set back 1750mm from Millfield Lane and extend first floor extension to rear.

Drawing Nos: Location and Block Plan MP/01

As Existing Drawings MP/01, 02, 02, 04, 05, 06, 07

As Proposed Drawings ML/20, 21, 22, 23, 24, 25, 26, 27, 28

Design and Access Statement

ARCHPLAN Tree survey AC.2020.437

Tree survey plan TPP/01 A, Arboricultural Impact Assessment ref. AC.2021.580

Landscaping plan ARC/MFP/01, ARC/MFP/02-Planting Plan, Proposed Landscaping 2 Millfield Lane, Existing Trees 2 Millfield Lane

Construction Management Plan 2 Millfield Lane RevA, Construction Management statement

Solar panel proposal TL3743

Engineers drawings RW1, RW2, RW3  
Typical glazing details 2953/03, 05, 13  
Green roof proposals 001, Green roof specification Q37/GR/WILDMAT, Green roof details - GREENROOFER  
Basement Impact Assessment prepared by Site Analytical Services

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:

Location and Block Plan MP/01  
As Existing Drawings MP/01, 02, 02, 04, 05, 06, 07  
As Proposed Drawings ML/20, 21, 22, 23, 24, 25, 26, 27, 28  
Design and Access Statement  
ARCHPLAN Tree survey AC.2020.437  
Tree survey plan TPP/01 A, Arboricultural Impact Assessment ref. AC.2021.580  
Landscaping plan ARC/MFP/01, ARC/MFP/02-Planting Plan, Proposed Landscaping 2 Millfield Lane, Existing Trees 2 Millfield Lane  
Construction Management Plan 2 Millfield Lane RevA, Construction Management statement  
Solar panel proposal TL3743  
Engineers drawings RW1, RW2, RW3  
Typical glazing details 2953/03, 05, 13  
Green roof proposals 001, Green roof specification Q37/GR/WILDMAT, Green roof details - GREENROOFER  
Basement Impact Assessment prepared by Site Analytical Services

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 of the London Borough of Camden Local Plan 2017 and policy DH2 of the Highgate Neighbourhood Plan 2017.

- 4 The appointed chartered engineer (Anna Kowalczyk, MEng) shall inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policy DH7 of the Highgate Neighbourhood Plan 2017.

- 5 The basement works hereby approved shall be carried out in accordance with the Basement Impact Assessment (and supporting documents) as audited by Campbell Reith in their audit report dated 17/11/2022. Any change to the basement design or construction methodologies as approved shall be submitted to the local planning authority for approval in writing prior to their implementation.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policy DH7 of the Highgate Neighbourhood Plan 2017.

- 6 The cycle parking facility hereby approved on the ground floor shall be provided in its entirety prior to the completion of the development and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy OS2 of the Highgate Neighbourhood Plan 2017.

- 8 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 The Electric Vehicle Charging Point (EVCPs) shall be provided in the location shown on the ground floor plan hereby approved.

Reason: To encourage more sustainable methods of transport in accordance with policy T1 of the London Borough of Camden Local Plan 2017 and Policy T6.1 (Residential parking) of the London Plan 2021.

Informative(s):

- 1 Reasons for granting permission.

This application seeks to create a full basement below the host dwelling which was stripped back and extended under planning permission ref. 2021/4103/P. The approval in 2021 involved the construction of a single storey extension to the front of the existing house and a double storey extension to the rear and side, combined with cladding the house with burnt larch, installing solar panels and a green wild flower roof, and the conversion of existing garage into home office.

The basement will be fully under the existing house, and below the front, rear and side extensions. A lightwell will be created for the garden side and access ramp. There will be additional light from the full-height light well in the rear corner of the site.

The proportions and appearance of the extended dwelling would not be harmed through the introduction of a basement level and associated lightwells. The setting of the proposed basement would not be visible from any views outside the site, and therefore will have no visual effect on adjacent properties, or on the conservation area.

As a result of its location, the basement extension would have no adverse impact on the amenities of surrounding occupiers.

The proposed excavation would sit almost entirely under the house's existing built footprint and complies with the size requirements in Local Plan policy A5.

The applicant has supplied a Basement Impact Assessment (BIA) and this has been audited by the Council's appointed independent auditor, Campbell Reith. The proposed basement development has been found to comply with all necessary requirements in relation to its impact on surroundings. Given the scale, complexity and impact of this proposal, the audit has not identified the need for a basement construction plan.

The applicant has provided details of a suitably qualified chartered engineer who is a member of the Institute of Structural Engineers. The engineer will inspect, approve and monitor the critical elements of both permanent and temporary basement construction works.

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.

No objections have been received and one letter of support was received prior to making this decision. The planning history of the site has been considered when coming to this decision.

As such, the proposal is in general accordance with policies CC1, CC2, CC3, D1, A3, T1, T2, A4, D1, D2 and A1 the London Borough of Camden Local Plan 2017 and policies TR2, TR3, TR4, OS1, OS2, DH1, DH2, DH7 and DH5, of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

- 4 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).
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by

the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer