

Application ref: 2023/0437/P
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Date: 18 May 2023

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

healycornelius design ltd.
No 5 St Johns Lane
London
EC1M 4BH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
80 Highgate Road
London
NW5 1PB

Proposal:

Roof extension and installation of rooflights. Demolition at 1st floor to create internal courtyard with associated fenestration alterations. At ground side elevation, replacement of window with a door and replacement of existing door.

Drawing Nos: Site Layout Plan, 23698-HCD-ZZ-ZZ-DR-A, rev C01; Site Location Map, 23698-HCD-ZZ-ZZ-DR-A, rev C01; Existing Roof Plan, 23698-HCD-ZZ-RF-DR A, rev C01; Existing First Floor Plan, 23698-HCD-ZZ-01-DR-A, rev C01; Existing Ground Floor Plan, 23698-HCD-ZZ-GF-DR-A, rev C01; Proposed Roof Plan, 23698-HCD-ZZ-RF-DR-A, rev C02; Proposed First Floor Plan, 23698-HCD-ZZ 01-DR-A, rev C02; Proposed Ground Floor Plan, 23698-HCD-ZZ-GF-DR-A, rev C01; Proposed Elevations, 23698-HCD-ZZ-XX-DR-A, rev C02; Existing Elevations, 23698-HCD-ZZ-XX-DR-A, rev C01; Proposed Sections, 23698-HCD ZZ-XX-DR-A, rev C01; Existing Sections, 23698-HCD-ZZ-XX-DR-A, rev C01; Design and Access Statement, Healy Cornelius, January 2023

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 Site Layout Plan, 23698-HCD-ZZ-ZZ-DR-A, rev C01; Site Location Map, 23698-HCD-ZZ-ZZ-DR-A, rev C01; Existing Roof Plan, 23698-HCD-ZZ-RF-DR A, rev C01; Existing First Floor Plan, 23698-HCD-Z

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 policies 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 Reasons for granting permission.

The proposal involves undertaking a range of alterations and modifications to the existing two-level commercial building, including; modifying the roof profile at the north-eastern rear corner to create new sections of flat roofing with roof lights, form an opening in the roof to create a new courtyard at first floor level; and installing a new glazed door in place of an existing window and replacing an existing door with a new glazed door at ground level on the building's west elevation.

The roof extension would not project above the existing roof ridge. With regard to the modifications to the roof form including the rooflights and opening for the courtyard, these are limited to a rear corner of the building which is not prominent to the street or surrounding properties. The sloped sections of the roof, which are the more significant part of the roof form and more prominent to the public realm, would remain unchanged.

The rooflights would appear proportionate on the roofslope and have been reduced in number to avoid the roof becoming cluttered. The opening in the

roof would be a more contemporary change to the building, however given the limited extent of the opening and it being hidden at the rear of the building, the works would not result in material harm to the existing character and form of the building.

The installation of the glazed new door and replacement of the existing non-glazed door with a glazed door at ground level, would be an insignificant change and not detract from the traditional design and form of the side elevation. In particular, the doors would be installed with painted timber joinery, which is in keeping with the host building. The triple glazed sliding door to the courtyard, while of a contemporary design, would complement the contemporary form of the roof opening and would not be visible from the public realm or viewing point of any adjacent building.

For these reasons, the works will be in keeping with the host building and subsequently will maintain the character and appearance of the 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.

In terms of external amenity effects, the new courtyard would occupy a small area of the first floor and be associated with the existing retail use, therefore any noise generated from the courtyard would fall within acceptable levels, commensurate with the existing use of the first floor and be limited to daytime trading hours only. There are also no windows from adjoining properties facing directly onto the proposed courtyard. Given the nature of the enclosed courtyard it would not result in loss of privacy to neighbouring residential occupiers. The rooflights are of a modest size and would not cause any noticeable increase in light pollution. Therefore, any external amenity effects associated with the proposed works would be acceptable.

No objections have been received. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017, and Policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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.

- 4 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) 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>.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer