

Application ref: 2023/0369/P
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Date: 9 June 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
www.camden.gov.uk/planning

Smart Garden Offices Ltd.
Thurston Park
Church Road
Thurston
Bury St Edmunds
IP31 3RN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
22 Highgate West Hill
London
N6 6NP

Proposal:

Erection of single storey outbuilding in rear garden.

Drawing Nos: 2646B01A; 2646B02D; 2646E01; 2646E02; 2646L01C; 2646P01C;
2646R01A; 2646S01; Design, Access and Heritage Statement (prepared by Smart
Garden Offices Ltd, received 08/06/2023).

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: 2646B01A; 2646B02D; 2646E01; 2646E02;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Flat B, 22 Highgate West Hill.

Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding hereby permitted does not become a self-contained dwelling, separate and apart from the original dwellinghouse known as Flat B, Highgate West Hill in accordance with policies H1, H6, A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear outbuilding would be located to the rear of the rear garden. The outbuilding would be clad in stained timber with a black finish and have a simple rectangular design with double glazed black powder coated aluminium framed doors to the front (southern) elevation and windows to the rear (northern) and side (western) elevations. The design and materials are considered appropriate for its garden setting. The outbuilding would have a slight mono-pitched roof sloping downwards from front to back, with a maximum height of 2.5m. The roof of the outbuilding would sit below the height of the existing neighbouring side and rear boundary fences, and whilst the proposed lantern rooflight would slightly protrude above the boundary fences (by 0.1m), it would not be visible from the public realm given the existing mature vegetation along Millfield Place to the rear of the site.

The size of the outbuilding would not be disproportionate to the scale of the garden. The rear garden has an area of approximately 63sqm and the proposed outbuilding would occupy 6.4sqm of this. As such, it is considered that the proposed outbuilding would retain sufficient amenity space and the general feeling of openness of the rear garden. As such, it is not considered that it would harm the character and appearance of the surrounding garden landscape and the Highgate Conservation Area.

There are no existing trees within the rear garden and the outbuilding would not have an impact on the existing trees within the rear garden of the adjacent property No. 23 Highgate West Hill or along Millfield Place to the rear given the separation distance. The outbuilding would also be installed on steel ground screws with a timber base frame which would further reduce its impact on the existing neighbouring shrubs and hedges.

Given the size of the proposed outbuilding and its proposed location to the rear of the garden, it is not considered that it would not have a detrimental impact on the residential amenities of neighbouring properties in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies OS2, DH2 and DH10 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2021.

- 2 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).
- 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.

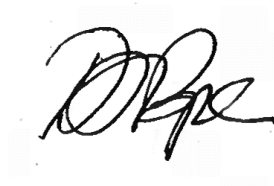
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer