

Application ref: 2023/1245/P
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Date: 26 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
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London
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FORMED ARCHITECTS & DESIGNERS
Formed Architects & Designers
Third Floor, Gable House,
18-24 Turnham Green Terrace
Chiswick
W4 1QP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
31 A Highgate High Street
London
Camden
N6 5JT

Proposal:

Installation of 4 conservation rooflights to ground floor rear roof and repairs/replacement to roof. Replacement ground floor side door.
Drawing Nos: 00; 010 Rev.03; 100 Rev.07; 122 Rev.11; 130 Rev.10 and Preliminary structural appraisal report by Morph design creatives dated 21/2/23.

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:

00; 010 Rev.03; 100 Rev.07; 122 Rev.11; 130 Rev.10 and Preliminary structural appraisal report by Morph design creatives dated 21/2/23.

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 Reasons for granting permission:

The application building is one in a terrace of four buildings on Highgate High Street that are Grade II Listed. The site is also located in the Highgate Village Conservation Area. The development is for the installation of 4 rooflights to ground floor rear roof and the replacement of a ground floor side door. It also includes repairs/replacement to roof.

While the proposed four rooflights are still not a traditional heritage feature, given the existing condition of the roof - where the eastern gable is fully glazed, in this specific case the multiplicity of proposed rooflights will pose no further adverse effects than the existing condition. They would however appear as subordinate additions on the roofslope. In addition, the roof will be fully reclad in natural slate which is considered a heritage benefit and will introduce an improved solid-to-void ratio.

The external brick walls of the closet wing that have been identified as unstable, will be rebuilt and repaired using like-for-like materials, with the existing bricks reused where possible and lime based mortar reinstated which would be acceptable. The existing unoriginal door and window joinery units will be replaced with new timber framed units. The fenestration of the new external access side door will be solid to reference the secondary nature of this entrance which would be acceptable.

Given the development's scale and siting at a lower level to the rear with no public views, it is not considered to harm the character and appearance of the listed building or the Highgate Village conservation area.

Given the siting and small scale nature of the development it is not considered to harm the neighbours amenity in terms of light, privacy or a sense of enclosure to neighbouring properties either.

No objections were received during the consultation period. Although the Highgate CAAC raised no objection they did comment that the roof light

proposed is not a 'conservation roof light' as normally understood but a much larger and visually intrusive design. The normal conservation model should be substituted to avoid any damage to the CA. Revisions were received replacing it with 4 conservation style rooflights which were acceptable. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been given to the desirability of preserving or enhancing the character and 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan. 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer