

Application ref: 2023/3829/P
Contact: Laura Dorbeck
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Date: 22 September 2023

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Mrs Carol Thomas
3 Bacon's Lane
London
N6 6BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Bacon's Lane
London
N6 6BL

Proposal:

Details of pointing required by condition 4 of planning permission ref: 2019/4480/P dated 14/11/2019 for the 'Erection of single storey rear extension and infill extension to southern corner at ground floor level with new external patio; erection of new front porch and creation of second entrance door; re-cladding of existing garage and partial conversion to habitable room; erection of new garage to southern boundary for 1 x parking space and new boundary wall; 2 x new rooflights to east and west roofslope'.

Drawing Nos: Photographs of pointing received 14/09/2023.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval

Condition 4 required the submission of a sample panel of the proposed brickwork demonstrating the proposed colour, texture, face-bond and pointing to be submitted for approval. Details of the proposed brick were approved on 10/11/2020 (ref. 2020/2986/P) and the applicant is now submitting details of the proposed pointing.

A light sand-coloured recessed mortar has been used which is considered an appropriate match for the brickwork to the new extension and the existing house. The proposed pointing would preserve the appearance of the host building and this part of the conservation area and is therefore considered acceptable.

The full impact of the proposed development has already been assessed and no responses were received prior to determination.

As such, the submitted details would 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 and policies DH2, DH3 and DH6 of the Highgate Neighbourhood Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2019/4480/P granted on 14/11/2019 which need details to be submitted, have been approved.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer