

Application ref: 2023/2531/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
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**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)

ARCHITEKTAS  
5 Windsor Road  
London  
NW2 5DT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2**  
**23 Highgate West Hill**  
**London**  
**Camden**  
**N6 6NP**

Proposal: Erection of single storey outbuilding in rear garden, minor window alteration to rear elevation and replacement of window with juliette balcony to side elevation at upper ground floor level.

Drawing Nos: Location Plan Site Address Flat 223 Highgate West Hill London N6 6NP dated 17 June 2023, 23HW 01.1003 rev 1 Proposed Site Plan, 23HW 01.100EX rev 1 Existing Situation Layout, 23HW 02.201.P rev 2 Proposed Side and Rear Elevations, 23HW 01.100 P rev 2 Proposed Situation Layout, 23HW 01.100GO rev 1 Proposed Garden Outbuilding, 23HW 02.200EX rev 1 Existing Front Elevation, 23HW 02.201EX rev 1 Existing Side and Rear Elevations.

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 Plan Site Address Flat 223 Highgate West Hill London N6 6NP dated 17 June 2023, 23HW 01.1003 rev 1 Proposed Site Plan, 23HW 01.100EX rev 1 Existing Situation Layout, 23HW 02.201.P rev 2 Proposed Side and Rear Elevations, 23HW 01.100 P rev 2 Proposed Situation Layout, 23HW 01.100GO rev 1 Proposed Garden Outbuilding, 23HW 02.200EX rev 1 Existing Front Elevation, 23HW 02.201EX rev 1 Existing Side and Rear Elevations.

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 and D2 of the London Borough of Camden Local Plan 2017 and policies DH2 of the Highgate Neighbourhood Plan 2017.

- 4 The garden 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 2, 23 Highgate Hill West.

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 2 23 Highgate Hill West in accordance with policies H1, H6, A1 and A4 of the Camden Local Plan 2017.

- 5 Prior to installation of the solar panels hereby approved, a detailed plan showing the location, number and angle of solar panels to be installed on the outbuilding shall have been submitted to and approved by the Local Planning Authority in writing as well as a maintenance plan. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities and to ensure the addition of the solar panels does not dominate the roof, in accordance with the requirements of policies G1, D1, D2, CC1 and CC2 of the London Borough of Camden Local Plan 2017 as well as policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017.

Informative(s):

1 Reasons for granting permission.

Works are sought for the erection of a home office in the rear garden, minor window alteration to rear elevation and replacement of window with Juliette balcony to side elevation. The site lies within the Highgate Village Conservation Area.

An outbuilding is proposed to the rear raised garden which is associated with Flat 2. The structure is considered of reasonable size and height for its purpose and should not dominate the plot or have a negative effect on adjacent sites. The outbuilding would be situated in the north-west corner of the garden and a reasonable area of external amenity space would be retained, for this reason the proposal is not considered to threaten the green and open character of the wider area. To ensure that the outbuilding remains ancillary to the main dwelling house a condition is added to ensure that it is not occupied as an additional dwelling.

In terms of detailed design, the outbuilding would have solar panels on its roof and would be comprised of a combination of timber and composite panels as well as glazing. A strip of high-level glazing along the rear boundary, where the roof is slightly raised, will bring in light and a view of the adjacent greenery. A condition has been added to ensure further details are submitted for approval in terms of the solar panels. The outbuilding is considered subordinate in design and positioning to the main house and subsequently is sensitive to the main dwelling. It is not considered likely to be visible from Millfield Place to the rear due to the existing vegetation.

To the main house several window alterations at upper ground floor level are proposed. The existing side window would be replaced with a glazed door. The singular glazed door will open inwards and have a balustrade, thus functioning similarly to a Juliette balcony. The balustrade would be a vertical metal railing matching the other railings on the property as is sympathetic to the character of the conservation area. To the rear elevation an existing window at upper ground floor would be altered slightly to match the window below, thus regularising the rear façade.

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.

The new elongated side window does not look out onto any windows on the flank wall of the house opposite and therefore does not pose any risk of overlooking to any habitable rooms of the neighbouring property. Similarly, the minor alteration to the rear façade window at upper ground floor level is not expected to have a negative impact as the outlook will be the same in nature as the existing situation.

The outbuilding would be looking inwards within the garden with a view towards the main house and a wider view into the garden facing the boundary

fence with No 22. Due to the proposal's design, size and siting at the end of the garden and glazing of which would be at an oblique angle from the neighbouring property's rear facade, there is considered to be no material harm to neighbouring amenity in terms of loss of light, overlooking or loss of outlook.

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

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH2 and DH10 of the Highgate Neighbourhood Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

- 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](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.

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.](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 centered on the page.

Daniel Pope  
Chief Planning Officer