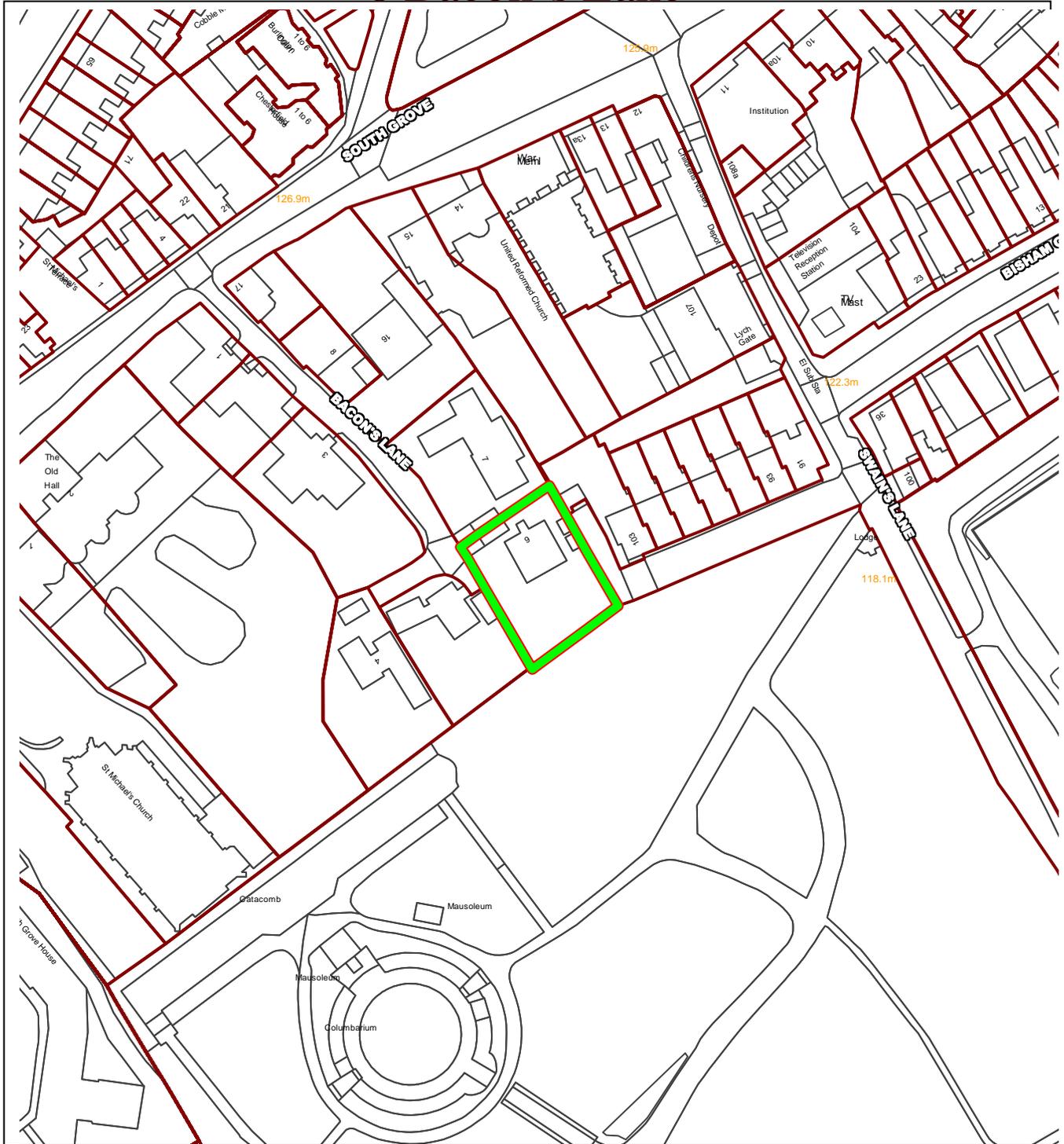


2023/1156/P & 2023/1151/L 6 Bacon's Lane



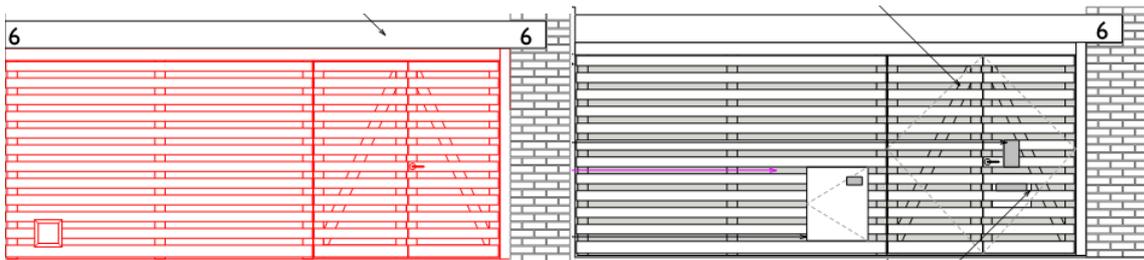
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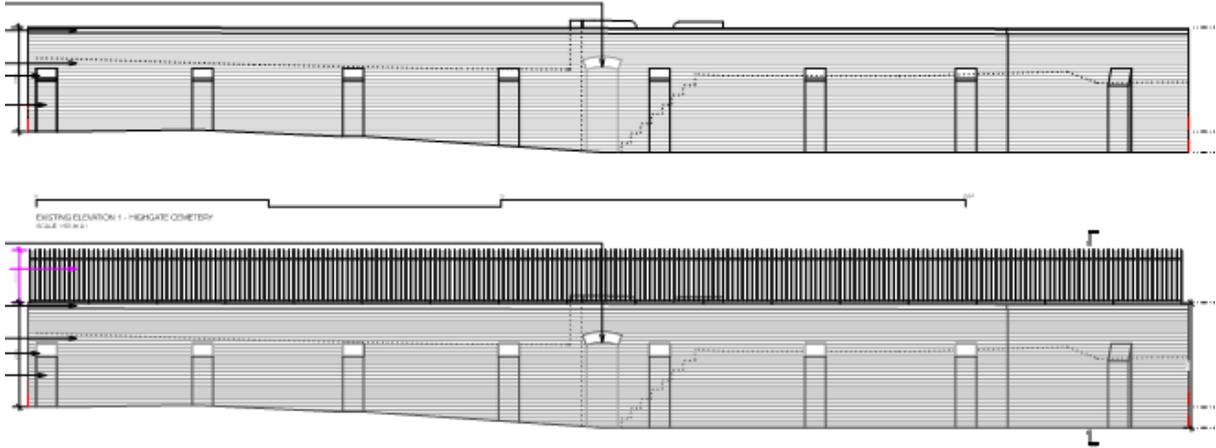
1. Existing photo of the front gate



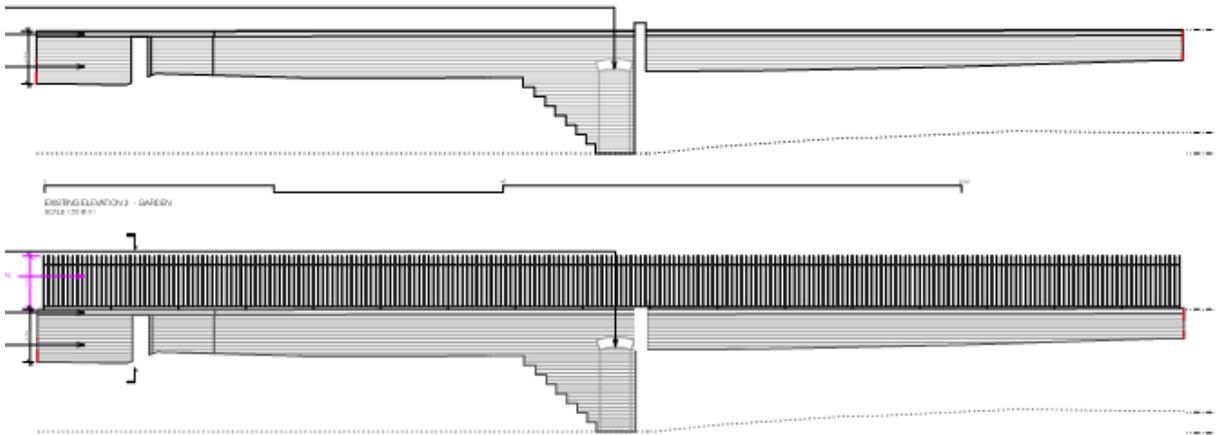
2. Existing photo of the rear garden wall



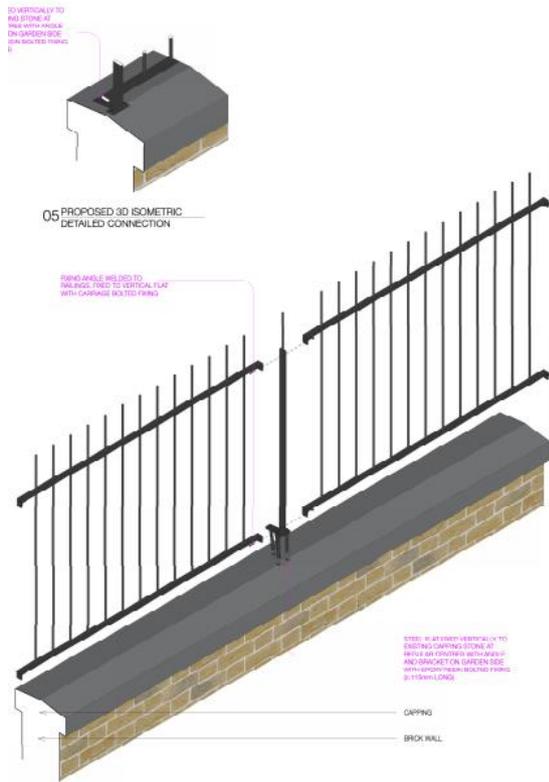
3. Existing (left) and proposed (right) front gate



4. Existing (above) and proposed (below) elevations – Highgate Cemetery



5. Existing (above) and proposed (below) elevations – Garden



6. Proposed 3D Isometric Detailed Connection and Proposed 3D Exploded Isometric Detailed Section

Delegated Report		Analysis sheet	Expiry Date:	30/05/2023
(Members Briefing)		N/A	Consultation Expiry Date:	21/05/2023
Officer			Application Number(s)	
Fast Track Team – Geri Gohin			1) 2023/1156/P 2) 2023/1151/L	
Application Address			Drawing Numbers	
6 Bacon's Lane London N6 6BL			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of front gate and erection of railings to rear garden wall.				
Recommendation(s):		1) Grant Conditional Planning Permission 2) Grant Listed Building Consent		
Application Type:		1) Householder Application 2) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>Site notices were displayed from 21/04/2023 to 15/05/2023. Press notices were advertised in the local paper on 27/04/2023 (expiring 21/05/2023).</p> <p>No consultation responses have been received from neighbouring occupiers.</p>					
The Friends of Highgate Cemetery Trust	<p>The Friends of Highgate Cemetery Trust objected to the proposals as follows:</p> <ol style="list-style-type: none"> <i>Railings constructed using steel flat uprights which is not elegant, rod welded on to the top of the vertical flat to maintain the rhythm of the adjacent rods;</i> <i>The spike detail should match the historic railings in place along the boundary with the Old Hall and the recently consented and executed scheme for 4 Bacons Lane.</i> <p>Officer response:</p> <ol style="list-style-type: none"> The design, material, dimensions, siting and visibility of the proposal have been assessed, along with any impact on neighbouring amenity, and are considered to be appropriate within the particular site context. Please see Section 3.5 below for full assessment. The design is not dramatically different from what was previously proposed. The only departure is the design of the finials no longer includes spikes. Please see Section 3.5 below for full assessment. 					
The Highgate Conservation Area Advisory Committee	<p>The Highgate Conservation Area Advisory Committee objected to the proposals as follows:</p> <ol style="list-style-type: none"> <i>We are fundamentally against replacing the gate;</i> <i>We continue to be concerned by the high “fence”, the way it is fixed to the wall and the effect on the wall.</i> <p>Officer response:</p> <ol style="list-style-type: none"> The assessment is based on what has been submitted as part of this application. Please see Section 3.5 below for full assessment. 					

Site Description

The application site is a grade II listed detached single family dwellinghouse situated on the eastern side of an informally laid out unadopted road in the Highgate Conservation Area.

The site also falls within the Highgate Neighbourhood Plan Area.

Relevant History

At the application site:

2023/1956/P & 2023/2143/L - Demolition of existing sheds to be replaced with garden studio – **Currently under consideration**

2019/1371/L - Proposed renovation of existing kitchen - **Granted 02/05/2019**

2018/4447/L - Renovation of Listed Building including roof tiles, window repairs and internal finishes. Also the renovation and repair of a Listed garden sculpture - **Granted 19/12/2018**

2012/1679/P - Erection of a single storey 2-bedroom residential 'Granny flat' ancillary to No.6 Bacon's Lane (Class C3) - **Granted Subject to a Section 106 Legal Agreement 03/06/2013**

9003002 (Land between 103 Swains Lane and 6 Bacon's Lane) - Redevelopment by the erection of a part single and part two storey dwelling house with detached garage - **Granted 12/09/1990**

Relevant policies

National Planning Policy Framework 2023

London Plan 2021

Camden Local Plan 2017

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

CC1 – Climate change mitigation

CC2 – Adapting to climate change

Camden Planning Guidance

CPG Home Improvements (January 2021)

CPG Design (January 2021)

CPG Energy efficiency and adaption (January 2021)

CPG Amenity (January 2021)

Highgate Neighbourhood Plan 2017

DH2 (Development Proposals in Highgate's Conservation Areas)

DH6 (Front Boundaries)

Highgate Conservation Area Appraisal and Management Strategy (adopted 2007)

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent is sought for the replacement of the property's front gate and screen, together with the erection of a metal railing to the rear garden wall which borders onto Highgate Cemetery.

Revisions

1.2 The proposed plans were revised during the course of the application as the original proposal included a powder-coated metal gate and a rear fence. These were not considered to be sympathetic to the affected designated heritage assets.

1.3 The front gate is now proposed to be replaced with a white painted timber gate. Its design would be more sympathetic to the setting of the listed building and would be a better match for the existing gate. Furthermore, the rear fence would be replaced with railings. To the satisfaction of officers, spikes on the railings were also removed and replaced with flat-topped iron rods.

2.0 Assessment

2.1 The main issue is the impact of the proposed alterations on the host listed building as well as the impact on the wider conservation area.

2.2 Statutory Requirements

2.3 Sections 16(1) and 66(1) of the Planning (listed Buildings and Conservation Areas) Act 1990 require that special regard be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering applications for development which affects a listed building or its setting.

2.4 Likewise, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

3.0 Design and Heritage

3.1 The property is a Grade II listed building within the Highgate Conservation Area. The house is listed for the following reasons:

“No 6 Bacons Lane, built 1957-59, is a detached two-storey property with a steeply pitched roof built from salvaged stock bricks with timber windows, set within a large garden occupying a former kitchen garden on the north side of Highgate Cemetery. The property ranks among the most notable architect-designed private houses of the 1950s, designed by the distinguished architect Leonard Manasseh for himself and his family. It was Manasseh's first work in the emerging New Brutalist genre. Its complex plan and clever use of materials, makes it a critical example of the post-war architect-designed home, and a success as a small-scale, economically-built family home. Its significance, which has been subsequently endorsed, was widely recognised and published at the time.”

3.2 The conservation area appraisal notes the following: “Nos 6, 7 & 8 were designed by Leonard

Manasseh and were built on the site of the 19th century house. No 6, his own house dating from 1959, impacts on the skyline due to its unequally pitched roof which is punctured by a raised skylight. Rectilinear in plan, the house expresses clarity of structure and materials, using reclaimed bricks. A statue of a lady in the garden by Daphne Hardy Henion, is visible from the road. Although the house enjoys wonderful views of the cemetery, the site suffers from subsidence.”

3.3 Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas. Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings. This is supported by the Highgate Conservation Area Appraisal.

Replacement of the front gate

3.4 The existing gates are in poor condition with sections of rotten timber. In order to replicate the existing gate and to satisfy officers’ concern, the gate would be replaced with a white timber gate almost identical to the current one. However, it would have a white painted perforated mesh “sandwiched” in between the facing horizontal timber boards and brace behind. The mesh is proposed to stop intruders climbing up the horizontal rungs and will be visually permeable, so not detracting from the timber construction. The horizontal boards would be spaced 10mm apart. For security purposes, the parcel box would be metal, painted white to match timber and fixed to the rear side of the gate using painted white metal brackets and/or angle countersunk screws fixed into the timber.

Erection of railing to rear garden wall

3.5 The proposed railings would be located on the northern boundary of the site adjoining the Cemetery. The wall which borders the entire northern boundary is not listed in its own right. Following advice from the Metropolitan Police’s Designing Out Crime Officer and compliance with the legislation which covers intruder injury, the design of the railings was amended to remove spikes from the design. They were removed from the metal fencing finials and replaced with 10mm diameter flat-topped iron rods. The flat-topped design would be blunt to avoid an injury hazard. Like the railings at the Old Hall and at No. 4 Bacon’s Lane, the design of the proposed railings (approx. 1.2m in height) consists of cylindrical rods with similar spacing. For additional support, steel flat would be fixed vertically to existing capping stone at regular centres with angle and bracket on the garden side with epoxy resin bolted fixing.

3.6 The design of the railings is sympathetic to the 1950s architecture of the house.

3.7 In reality, the railings would not be immediately adjacent to the existing examples and so will not read as part of the same set of railings. It is also considered to be unrealistic to have the same boundary treatment across the perimeter of the cemetery, as the character changes quite considerably from Swain’s Lane to the Holly Lodge Estate to Bacon’s Lane (there are higher brick walls along Swain’s Lane and timber fences at the bottom of the Holly Lodge gardens).

3.8 The proposed works are therefore considered to be sensitive to the original 1959 scheme and would have a minimal impact on the character and integrity of this purpose built, architect designed house. It is considered that the proposals would cause no harm to its special interest as a grade II listed building.

4.0 Sustainability

4.1 It is recognised that the use of timber for the front gate is preferable to that of metal for both aesthetic and environmental reasons given its low carbon content, resilience and adaptability.

5.0Amenity

5.1 Local Plan Policy A1 (Managing the impact of development) supported by CPG Amenity, seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.

5.2 It is not considered that there would be an amenity issue with regard to the replacement of the front gate as it is replacing an existing one.

5.3 With regard to the proposed railing, it is considered to still offer the occupier of 6 Bacon's Lane a view of the tree canopy of Highgate Cemetery as well as not blocking important views both of the Cemetery from the house and the house from the Cemetery.

6.Conclusion

6.1 Overall, the proposed development is considered acceptable in terms of design and would not affect the significance of the listed building or harm its contribution to the character and appearance of the Conservation Area, and there would be no significant adverse impact on the residential amenity of neighbouring occupiers. The development is also deemed consistent with the objectives, guidance and policies identified above and it is therefore recommended that planning permission and listed building consent be granted.

7.0 Recommendation: Grant conditional planning permission and listed building consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd October 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/1156/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 17 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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John Pardey Architects
Beck Farm Studio
St Leonards Road
Lymington
Hampshire
SO41 5SR

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Bacon's Lane
London
N6 6BL

Proposal:
Replacement of front gate and erection of railings to rear garden wall.

Drawing Nos: 2116-SK07 dated 5th October 2023; 2116-600-Rev E; 2116-601-Rev D; Listed Building Application Statement (x 10 pages) received on 17th March 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: 2116-SK07 dated 5th October 2023; 2116-600-Rev E; 2116-601-Rev D; Listed Building Application Statement (x 10 pages) received on 17th March 2023.

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 and policy DH2 of the Highgate Neighbourhood 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 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.
- 3 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-householder-planning-decision.](https://www.gov.uk/appeal-householder-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

Chief Planning Officer

DRAFT

DECISION

Application ref: 2023/1151/L
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 13 October 2023

Development Management
Regeneration and Planning
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Judd Street
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John Pardey Architects
Beck Farm Studio
St Leonard's Road
Lymington
Hampshire
SO41 5SR

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 Bacon's Lane
London
N6 6BL

DECISION

Proposal:

Replacement of front gate and erection of railings to rear garden wall.

Drawing Nos: 2116-SK07 dated 5th October 2023; 2116-600-Rev E; 2116-601-Rev D; Listed Building Application Statement (x 10 pages) received on 17th March 2023.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2116-SK07 dated 5th October 2023; 2116-600-Rev E; 2116-601-Rev D; Listed Building Application Statement (x 10 pages) received on 17th March 2023.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

DRAFT

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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>

DECISION

Yours faithfully

Chief Planning Officer