

Application ref: 2023/2699/P
Contact: Blythe Smith
Tel: 020 7974 3892
Email: Blythe.Smith@camden.gov.uk
Date: 10 November 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

SILO ARCHITECTURE (Lee Loeffler Ltd.)
Unit F7, Cell Studios
23-27 Arcola Street
London
E8 2DJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
95 Hillway
London
N6 6AB

Proposal:
Alterations to Front Garden including, landscaping, planting of a tree and other plants and construction of an enclosure for bikes and bins and a new garden wall and hedge.

Drawing Nos: Planning, Design & Access Statement, 585_00-000, 585_00-001, 585_01-001, 585_00-007, 585_01-007, 585_01-008

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:

Planning, Design & Access Statement, 585_00-000, 585_00-001, 585_01-001, 585_00-007, 585_01-007, 585_01-008

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 policy DH2 of the Highgate Neighbourhood Plan 2017.

- 4 Prior to commencement of the bin/bike storage, full details in respect of the green roof shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017 and policies DH2 and OS2 of the Highgate Neighbourhood Plan 2017.

- 5 Within 12 months of the completion of the development the proposed tree planting shall be in accordance with details of species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policy OS2 of the Highgate Neighbourhood Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposal will replace the front boundary wall with a low wall with new hedging. One bike/bin shed will be installed behind the wall with a green roof. In addition, new paving will be installed with a linear drain to be replaced.

It is noted in the conservation area appraisal that low boundary walls are a contributing factor of the Holly Lodge Estate area, however the new boundary wall would be constructed out of matching brick work and the proposed hedging would mostly conceal the proposed bike/bin storage. The storage would not dominate the front garden nor take up too much garden space. The front wall would be sympathetic to front walls within the surrounding area regarding height and design and is considered acceptable.

The site currently benefits from no formal cycle parking and the development would create one new secure cycle stores for the property. This is welcomed as it will encourage sustainable transport. These will be of a matching brick construction with a green roof, the scale of this store is modest and would be considered acceptable. The proposed landscaping will reduce the paved area of the front garden and the remaining hardstanding will be replaced with permeable paving.

The proposal is considered to enhance the character and appearance of the host property, streetscene and wider conservation area. The development's siting, scale and detailed design is acceptable.

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 applicant has not provided a biodiversity plan of the green roofing, as such a condition has been attached to provide these details prior to the development of the relevant part of the proposal. The new tree would replace the existing one which has been lost under application 2023/1718/T.

Given the siting and scale of the nature of the development, it is not considered to harm neighbouring properties' amenity in terms of light, privacy or outlook.

No objections were received during the course of this application but the Holly Lodge Estate Conservation Area has requested a condition to be added for the proposed tree to be planted within a year of the development completion. The site history has also been considered.

As such, the proposal is in general accordance with policies A1, A2, A3, T1, D1 and D2 of the Camden Local Plan 2017, and policies DH2, DH6, OS2 and TR1 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with 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) 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 2023.

You can find advice about your rights of appeal at:

<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



Daniel Pope
Chief Planning Officer