

Application ref: 2023/5015/P
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Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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LLI Design
Unit 8
Broadbent Close
London
N6 5JW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**17 Hampstead Lane
Hornsey
London
Haringey
N6 4RT**

Proposal: Erection of side / rear extension, replacement of windows with double glazed units, enlargement of front bay windows to side extension; alterations to front entrance, driveway and rear garden landscaping including provision of bin store

Drawing Nos: LP01 (Rev1.0); EX01 (Rev 1.1); EX02 (Rev 1.0); EX03 (Rev 1.0); EX04 (Rev1.0); EX05 (Rev 1.1); GA01 (Rev 1.2); GA02 (Rev 1.2); GA03 (Rev 1.3); GA04 (Rev 1.1); GA05 (Rev 1.2); GA06 (Rev 1.0); GA07 (Rev 1.0); GA08 (Rev 1.0); Design & Access Statement (prepared by LLI Design)

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: LP01 (Rev1.0); EX01 (Rev 1.1); EX02 (Rev 1.0); EX03 (Rev 1.0); EX04 (Rev1.0); EX05 (Rev 1.1); GA01 (Rev 1.2); GA02 (Rev 1.2); GA03 (Rev 1.3); GA04 (Rev 1.1); GA05 (Rev 1.2); GA06 (Rev 1.0); GA07 (Rev 1.0); GA08 (Rev 1.0); Design & Access Statement (prepared by LLI Design)

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 policies DH2, DH3, DH6 and DH10 of the Highgate Neighbourhood Plan (2017).

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan (rear extension and bin store) 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017 and policy OS4 of the Highgate Neighbourhood Plan (2017).

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policy OS4 of the Highgate Neighbourhood Plan (2017).

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy OS4 of the Highgate Neighbourhood Plan (2017).

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy OS4 of the Highgate Neighbourhood Plan (2017).

Informative(s):

- 1 Reasons for granting permission.

The works involve a single storey side extension situated to the rear of the building, concealed behind an existing side extension that is constructed towards the the front of the building. The proposed location of the extension would allow the existing rear elevation, including its two bay windows, to remain untouched. The extension would be longer than it is wide, extending into the garden but with a restrained width that is around half that of the host building. Owing to the substantial scale of the double-fronted four storey host building, the proposed extension is considered subordinate in scale. There is a range of varying building styles and rear building lines along this side of Hampstead Lane with different properties undergoing different forms and scales of alteration. The proposal is therefore not considered to be out of keeping with the pattern of rear development.

The extension would be of matching brick construction to the main house with timber windows and a pitched tiled roof both to match the style of the existing

bay windows. The detailed design is modest and sensitive to the main house.

A new terrace area would be provided to the rear of the house constructed in recycled York stone with gaps for planting and drainage. An existing shed, which is currently located where the extension is proposed, will be located to the rear of the garden. A small area of decking will replace an existing shed at the rear of the garden.

It is proposed to replace (or refurbish and retrofit where possible) the existing single glazed windows with timber framed double glazing on a like for like basis. The replacement of existing metal framed windows on the existing side extension is a welcomed heritage benefit.

A non-original storm door would be removed to reinstate the set-back front door. This is welcomed. The front door would comprise new stained glass to match that found in some existing windows. A black wrought iron handrail would be added to either side of the limestone steps, which would be replaced on a like for like basis.

In the driveway, a retaining wall and earth would be removed and a bin store located in its place. The bin store would be a timber structure with a green roof set back from the front boundary and against a wall preventing it from being overly prominent in the street. The location and design is considered acceptable in principle.

The works to the front driveway would not result in the loss of greenery. Conditions have been included to secure details for the green roofs, tree protection and landscaping. All works are considered sensitive to the character of the host building and this part of the Highgate Village Conservation Area.

Owing to the distance of the proposed extension from neighbouring windows, there are no concerns with regards to adverse impact on the outlook or daylight / sunlight of neighbouring properties.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, A3, CC3, D1 and D2 of the Camden Local Plan 2017 and policies DH2, DH3, DH6, DH10 and OS4 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 the National Planning Policy Framework 2023.

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



Daniel Pope
Chief Planning Officer