

Application ref: 2023/4413/P
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Date: 19 January 2024

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

GCAD
51 Grove Road
London
SW19 1BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Bromwich House
1 Witanhurst Lane
London
N6 6LT

Proposal:

Replacement of existing windows, doors and garage doors. Replacement of existing conservatory roof and extension to sides of studio on 1st floor level and replacement rooflights

Drawing Nos: Site Location Plan, BRH01 GCAD ZZ L2 DP A 100, BRH01 GCAD ZZ ZZ DE A 200, BRH01 GCAD ZZ ZZ DE A 201, BRH01 GCAD ZZ L2 DP A 200, BRH01 GCAD ZZ ZZ DE A 220, BRH01 GCAD ZZ ZZ DE A 221, Design Statement, Planning and Heritage Statement

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:

Site Location Plan, BRH01 GCAD ZZ L2 DP A 100, BRH01 GCAD ZZ ZZ DE A 200, BRH01 GCAD ZZ ZZ DE A 201, BRH01 GCAD ZZ L2 DP A 200, BRH01 GCAD ZZ ZZ DE A 220, BRH01 GCAD ZZ ZZ DE A 221, Design Statement, Planning and Heritage Statement

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 and DH5 of the Highgate Neighbourhood Plan 2017.

- 4 Any trees or areas of planting 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.

Reason: In order to ensure the long term retention of landscaping in and around the site in the interests of ecological value and visual amenity in accordance with Policies A2, A3, D1 and D2 of the Camden Local Plan 2017 and Policy OS2 of the Highgate Neighbourhood Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves alterations to the existing windows, doors, and roof structure of the property. The application site is a postmodern building located within the Highgate Conservation Area and is considered to have architectural merit and importance, although it is currently not statutorily listed.

The new windows on the rear and side elevations would replace existing UPVC frames with bronze frames, which are supported. There would be slight alterations to the existing glazing pattern, with slightly fewer glazing bars than currently exists; however, overall, the new windows would be an improvement on the existing ones and would be sympathetic to the house.

The new doors on the ground floor on the front elevation would be timber to match the existing, and there would not be a significant change in the overall appearance of the doors.

It is also proposed that the existing pyramidal roof structure be replaced. The new structure would again have bronze glazing to match the finish of the windows and the massing would remain largely the same as the existing. Small side extensions to allow access from the studio to the terrace are proposed. These would be glazed and given their small scale, would not significantly alter the appearance of the building.

The new rooflights are considered to be sympathetic to the building and would not detract from its overall appearance. The works are considered to be appropriate to the building, retaining key architectural elements such as the windows, doors and the pyramid roof structure.

The proposal is considered to preserve the character and appearance of the conservation area. 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

A tree is to be removed on the roof as part of the application, and a condition is attached requiring a suitable replacement tree to be replaced within an adequate time frame following completion of the development.

No objections have been received prior to making this decision. One letter of support was received on behalf of the Highgate Conservation Area Advisory Committee, which stated that the works enhance its appearance.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017, and policies DH2, DH5 and OS2 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 2021.

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