

Application ref: 2023/5458/P  
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Date: 30 April 2024

**Development Management**  
Regeneration and Planning  
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W10 5AP  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Robin Grove**  
**London**  
**N6 6NY**

Proposal:

Erection of side extension (on existing single storey wing on south elevation) and removal of a step at the entrance and a step down the side.

Drawing Nos: Location Plan, Existing ground floor plan (1:200), existing ground floor plan (1:100), existing roof plan, existing south elevation, existing front elevation, existing rear elevation, Proposed ground floor plan (1:200), proposed ground floor plan (1:100), proposed roof plan, proposed south elevation, proposed front elevation, proposed rear elevation, Design and Access Statement, Views and 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 drawings/documents:

Location Plan, Existing ground floor plan (1:200), existing ground floor plan (1:100), existing roof plan, existing south elevation, existing front elevation, existing rear elevation, Proposed ground floor plan (1:200), proposed ground floor plan (1:100), proposed roof plan, proposed south elevation, proposed front elevation, proposed rear elevation, Design and Access Statement, Views and 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.

Informative(s):

- 1 Reasons for granting permission:

In 2004 a glazed side and rear extension to the dwelling were approved and constructed, which occurred prior to the Conservation Area being formally designated. The existing extensions take a highly contemporary design that juxtapose with rather than complement the English Vernacular style of the positivity contributing building.

The subject application proposes an additional side extension in the same style as the 2004 additions. This would involve the loss of and further erosion of architectural detail, partially infill the gap between buildings, and further disrupt the homogeneous architectural forms of the detached dwelling along this eastern side of Robin Grove.

However, in this specific case, the subject site is located down a private road with limited/no public throughfare, the property is setback with a large front garden and the angled wedge shape of the site further limits visibility.

The proposed extension would be located over existing hardstanding and not involve the loss of garden area. The design would match that of the 2004 extensions maintaining architectural consistency. The side addition would also provide universal access to the dwelling.

Therefore, when considered cumulatively, given the limited visibility of the area or works, matching design to the other extensions, and provision of universal access, it is considered that the character and appearance of the Conservation Area would not be harmed.

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 proposals would not result in any significant harm to the amenity of any neighbouring occupiers.

The flat roofed extension would project 300mm above the boundary wall with the immediately neighbouring house, 6 Robin Grove. Situated 1m from the boundary, it would not result in any undue overshadowing, loss of outlook or privacy from any habitable room windows or the garden at this site.

The Conservation Area Advisory Committee requested a condition to control the construction times should planning permission be granted. Noise and nuisance during construction are ordinarily dealt with under Environmental Health legislation by the Environmental Team for householder planning permissions.

Consultation has been undertaken on the application in accordance with statutory and Camden procedures. 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies S05.1 and S05.3 of the Highgate Neighbourhood Plan. 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](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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer