

Application ref: 2024/0151/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 19 July 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

Woollacott Gilmartin Architects Ltd
15a Parliament Hill
London
NW3 2SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Millfield Place
London
N6 6JP

Proposal:

Demolition of non-original pool house and erection of replacement pool house with linking pool hallway; replacement of a non-original extension with terrace area; demolition of conservatory and replacement with a garden room; formation of two windows, one doorway and five rooglights; repairs to external fabric; installation of ASHPs.

Drawing Nos:

Existing (drawings dated 12.06.24)

x/1:100/0site/plan00; x/1:100/0site/plan01; x/1:100/0site/plan02; x/1:100/0site/plan03;
x/1:100/0site/elev01/23; x/1:100/0site/elev50/61

Proposed (drawings dated 12.06.24)

p/1:100/0site/plan00; p/1:50/1vila/sect14; p/1:50/2grdn/plan/01/02;
p/1:50/2grdn/sect/07/09a; p/1:50/2grdn/sect/55/55a; p/1:50/2grdn/sect/56/58;
p/1:50/2grdn/elev/61; p/1:50/3fmly/plan01; p/1:50/3fmly/plan03; p/1:50/3fmly/sect/02;
p/1:50/3fmly/sect/03; p/1:50/3fmly/sect/55; p/1:50/3fmly/sect/56/58;
p/1:50/5gest/plan/01/02; p/1:50/5gest/sect/53; p/1:50/5gest/sect/54

Documents

Heritage Statement (dated November 2023); Method Statement for Under Floor Heating Installation (dated 20.05.24); Cover letter addendum (dated 12.06.2024); Planning submission notes (Dated 01.11.23); Structural survey report (dated December 2022); Schedule of External Lighting

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:

Existing (drawings dated 12.06.24)

x/1:100/0site/plan00; x/1:100/0site/plan01; x/1:100/0site/plan02;
x/1:100/0site/plan03; x/1:100/0site/elev01/23; x/1:100/0site/elev50/61

Proposed (drawings dated 12.06.24)

p/1:100/0site/plan00; p/1:50/1vila/sect14; p/1:50/2grdn/plan/01/02;
p/1:50/2grdn/sect/07/09a; p/1:50/2grdn/sect/55/55a; p/1:50/2grdn/sect/56/58;
p/1:50/2grdn/elev/61; p/1:50/3fmly/plan01; p/1:50/3fmly/plan03;
p/1:50/3fmly/sect/02; p/1:50/3fmly/sect/03; p/1:50/3fmly/sect/55;
p/1:50/3fmly/sect/56/58; p/1:50/5gest/plan/01/02; p/1:50/5gest/sect/53;
p/1:50/5gest/sect/54

Documents

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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.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of the relevant part of the works, full details of plant equipment, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site refers to a Grade II listed house constructed in 1842 and is one of three villas built as part of the Southampton Estate. It has been altered over time in the 1950s and 1980s. The significance of this designated heritage asset is derived from its architectural treatment, design and elevational hierarchy, surviving internal planform and historic fabric and features.

The site is designated in the Local Plan as 'Gardens of Millfield Place' Open Space and policy resists development which would be detrimental to the setting of designated open spaces. It also requires development to conserve and enhance the heritage value of designated open spaces.

The key proposals involve the demolition and reconstruction of the 1980s pool and pool house and rear conservatory link, partial demolition of a 1980s north wing extension and internal remodelling; and installation of ASHPs in the garden.

There is no objection in heritage terms to the demolition and reconstruction of the pool house given this structure was part of the 1980s alterations and is in a dilapidated condition. The pool and new pool house would retain the existing garden boundary wall and terraced landscaping. The new pool house is considerably smaller than the existing structure and will clearly read as a

detached, secondary, contemporary addition in relation to the main host dwelling. Complementary white painted brick cladding and slate roofing are proposed for the structure and paving will be natural York stone. General repairs and maintenance to the roof would use like-for-like materials and only occur where necessary - replaced tiles will be reclaimed to match existing and that this will be undertaken only where isolated patching of specifically damaged or slipped tiles is required. Where the central inset roof terrace is removed, a traditional lead roof would be reinstated. Details of new roof slate will be secured by condition.

The north side elevation and chimney stacks are to be rendered in cork-lime insulated render. The principal of this can be supported however details will be subject to condition in order to demonstrate that the new render and the existing are a compatible accurate match.

The addition of new rooflights on the rear northern library wing is balanced by the removal of the large over-ridge light and general improvement of the solid-to-void ratios. The new rooflight would be flush conservation style.

All new approved window joinery in the volume of the host building is to be traditionally fenestrated and hierarchically appropriate to the associated locations with details secured by condition. On account of their basement or isolated rear locations, and subject modern fabric (1980s) with no historic glass, it has been agreed that these specific new units may also have 10mm slimline double glazing. All other new joinery that is to be located in the new built volumes will also be appropriately timber framed, traditionally fenestrated and have slimline double glazing.

Given there are no new extensions, and the pool house is only reducing in scale, the designated open space is preserved.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 By virtue of the nature of the works, and the separation distance from neighbouring properties, there are no amenity concerns associated with the proposal. A noise report associated with the ASHPs is secured by condition to ensure that there would be no unacceptable noise impact on neighbouring property.

No objections have been received prior to making this decision. Highgate CAAC have written in support of the scheme which they consider would enhance the character and appearance of the conservation area. Their accompanying comments have been addressed through revisions received during the course of the application. 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, D1 and D2 of the Camden Local Plan 2017 and policies OS2, DH1, DH2, DH3 and DH10 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 4 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.
- 5 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-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.

Daniel Pope
Chief Planning Officer