

Application ref: 2024/2061/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
WC1H 9JE

Phone: 020 7974 4444

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The JTS Partnership LLP  
Number One  
The Drive  
Great Warley  
Brentwood  
CM13 3DJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**89 Swain's Lane**  
**London**  
**N6 6PJ**

Proposal: Erection of single storey roof extension and rail balustrade

Drawing Nos: 100, 101, 200, 201, 202, 203, 204, 205, 206, 207, Planning Design & Access and Heritage Statement, Cover Letter.

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:

100, 101, 200, 201, 202, 203, 204, 205, 206, 207, Planning Design & Access and Heritage Statement, Cover Letter.

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:

The proposal involves replacement of a roof top conservatory that was recently demolished with a new roof extension. The extension would be single storey and would have a smaller footprint to the previous conservatory. It would feature a modern design with cedar shingle roof and timber clad walls with a black 'charred effect' matching the lower front elevation of the host building. The windows would be triple glazed powder coated aluminium, matching the existing fenestration.

The extension would still appear as a lightweight structure which is narrower and has a smaller footprint than the pre-existing conservatory, being less visible in short and long views. Therefore, the extension is considered acceptable in height, form, design and scale and would result in a proportionate addition that would not cause harm to the character and setting of the host building, neighbouring properties, or wider Highgate Village Conservation Area.

A new steel post and rail balustrade is proposed to match the existing steel post and railing. The height width and depth of the railings would remain unchanged therefore this minor alteration would be acceptable.

Given the scale, location, and massing of the proposed roof extension, it is not anticipated to create any negative impacts to neighbouring residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

No objections were received following statutory consultation. One comment was raised from the Highgate CAAC to say that more sympathetic materials would be appropriate, however as the materials used for the extension would match those of the existing building it is considered that the timber clad with the charred effect would be appropriate and acceptable. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the Highgate Village 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, D1 and D2 of the Camden Local Plan 2017 and policies DH2 and DH5 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](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



Daniel Pope  
Chief Planning Officer