

Application ref: 2024/3398/P
Contact: Matthew Kitchener
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Date: 25 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

InsideZone
62
Gloucester Road
Kew
TW9 3BX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
54 Hillway
London
N6 6EP

Proposal:
Erection of a replacement conservatory to the rear.
Drawing Nos: 2024-PL-S-001 rev C, 2024-PL-EL-001 rev C, 2024-PL-GA-000 rev A,
2024-PL-GA-001 rev B, 2024-PL-GA-002 rev D, 2024-PL-D-001 rev B, Heritage Impact
Assessment prepared by Inside Zone Architecture & 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: 2024-PL-S-001 rev C, 2024-PL-EL-001 rev C, 2024-PL-GA-000 rev A, 2024-PL-GA-001 rev B, 2024-PL-GA-002 rev D, 2024-PL-D-

001 rev B, Heritage Impact Assessment prepared by Inside Zone Architecture & 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 and policies DH2 and DH3 of the Highgate Neighbourhood Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the erection of an aluminium framed conservatory to replace an existing uPVC framed conservatory at the rear of the property. The dwelling is within the Holly Lodge conservation area but is not listed. It is identified as making a positive contribution to the character and appearance of the Holly Lodge Estate conservation area.

The replacement conservatory will be located in the same location as the existing and on the same footprint. The overall height of the roof will be similar to the existing conservatory. The design and materials are considered a visual enhancement over the existing conservatory and will result in an improvement to the appearance and character of the existing property. The external appearance of the materials will not look out of place within the context of the host building or wider conservation area.

Due to the nature of the external works and design of the extension as well as the established planting within the proximity of the property, it is considered that the proposal would not result in any harm to the amenities of neighbouring occupiers.

No objections were received prior to the determination of this application. Holly Lodge CAAC were consulted and raised 'no objection'.

The planning history of the site and surrounding area were 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As this application relates to a householder development, the proposal is considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by

Schedule 14 of the Environment Act 2021).

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 DH3 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-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 in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer