

Application ref: 2024/2568/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 30 August 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

HBD Architects Ltd
21 Goodwyns Vale
London
N10 2HA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**11 Bisham Gardens
London
N6 6DJ**

Proposal: Erection of a ground floor side extension with internal courtyard and alteration of rear elevation

Drawing Nos: Design and Access and Heritage Statement V1, 11BIS-PL-001-A, 11BIS-PL-302-A, 11BIS-PL-303, 11BIS-PL-301, 11BIS-PL-200, 11BIS-PL-100, 11BIS-PL-101, 11BIS-PL-101, 11BIS-L-100

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 : Design and Access and Heritage Statement V1,

11BIS-PL-001-A, 11BIS-PL-302-A, 11BIS-PL-303, 11BIS-PL-301, 11BIS-PL-200, 11BIS-PL-100, 11BIS-PL-101, 11BIS-PL-101, 11BIS-L-100

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 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).
- 2 Reasons for granting permission.

The application is for a rear infill rear extension and alterations to the terrace and staircase at the rear of the property. The infill extension will include a courtyard to allow for light to enter the property. The proposed extension will be approx. 16m² which is considered subordinate to the dwelling.

The roof of the infill extension is slopped to allow for the framing of the balcony and to reduce the impact on the adjacent property with a height of 2.57m from the boundary of the neighbouring property with a height increase of 1.38m to integrate the terrace into the roof slope to add additional privacy and increase thermal efficiency.

The terrace remains to the rear of the property. It will refurbish its metal balustrade. It will not increase in scale. The external rear staircase will be removed from the property.

The infill extension and rear extension will be rendered white. This is appropriate for the property as it will help the addition to read as part of the building, there are also extensions that have been rendered at neighbouring properties.

The rear façade alters the timber door to introduce an aluminium door to access the courtyard. Whilst the original timber door is preferred the aluminium framed door does not harm the character of the property and allows for more light to enter the rear elevation.

The windows and doors on the rear elevation will be aluminium framed. The metal framed windows will look modern which will fit the rendered façade and create a high-quality development.

The garden will be levelled out to allow for a patio and planting around the rear extension. This will support the usage of the garden as it will be more accessible. No trees or habitats will be harmed due to the patio, and it is considered acceptable.

The proposal is not considered to cause material harm to the character of the property or character of the conservation area.

The applicant also wishes to install a heat pump, as the location of the Air Source Heat Pump has been altered it now meets the requirements of permitted development and does not need to be determined in this application.

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 lower height of the roof on the boundary supports the amenity of the neighbouring occupier as it allows for daylight to still enter the neighbours window. The applicant has demonstrated that it meets the BRE daylight/sunlight levels through the 45 degree check.

The courtyard also provides a break in the solid wall of development supporting the amenity of the neighbouring occupiers.

The roof slope integrating into the balustrade of the terrace allows for an increase in screening from overlooking which reduces amenity issues currently present of overlooking into no.9.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One objection was received by a neighbouring occupier in relation to the Air Source Heat Pump, However, as this has now been moved 1m from the boundary it is considered permitted development. 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. The proposed development is in general accordance with policies DH2, DH3 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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