

2024/5468/P - 25 - 56 Brookfield Mansions, Highgate West Hill



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Photos



1. Blocks 1 and 2 above



2. Blocks 3 and 4 above



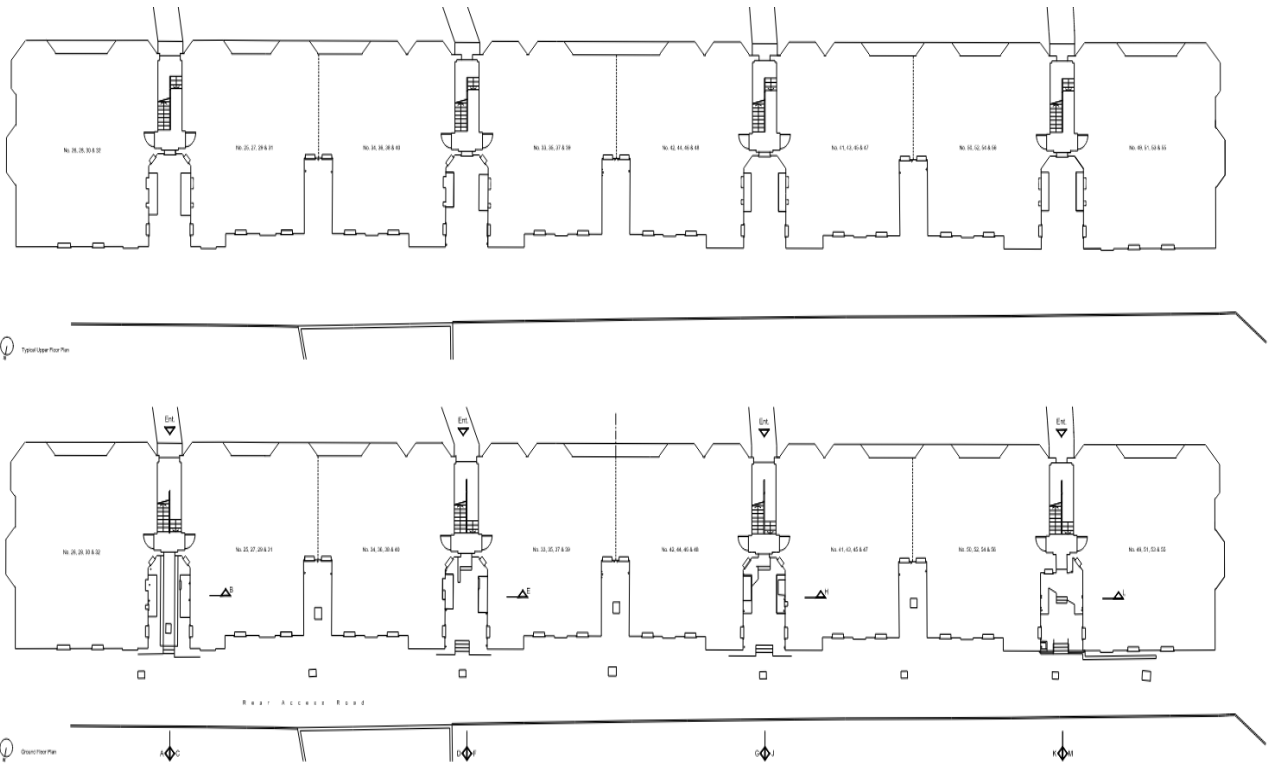
3. View along rear access road



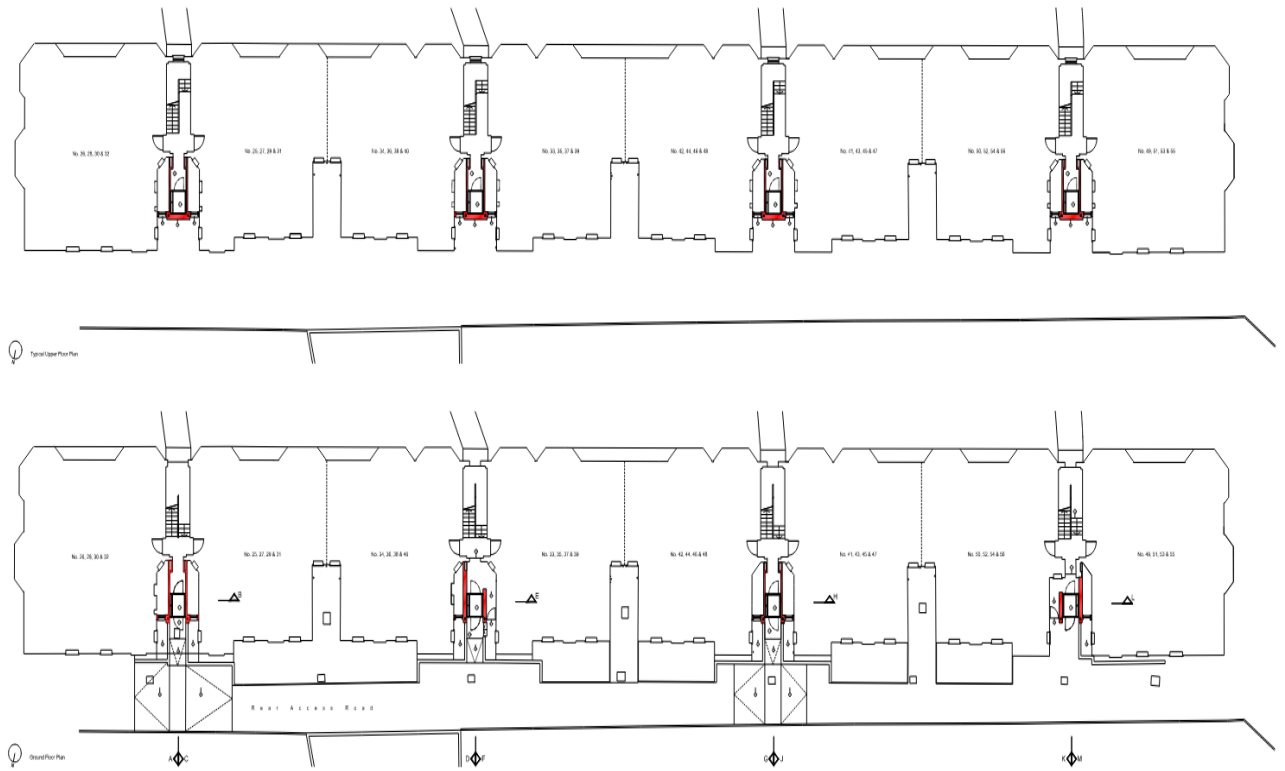
Existing elevation



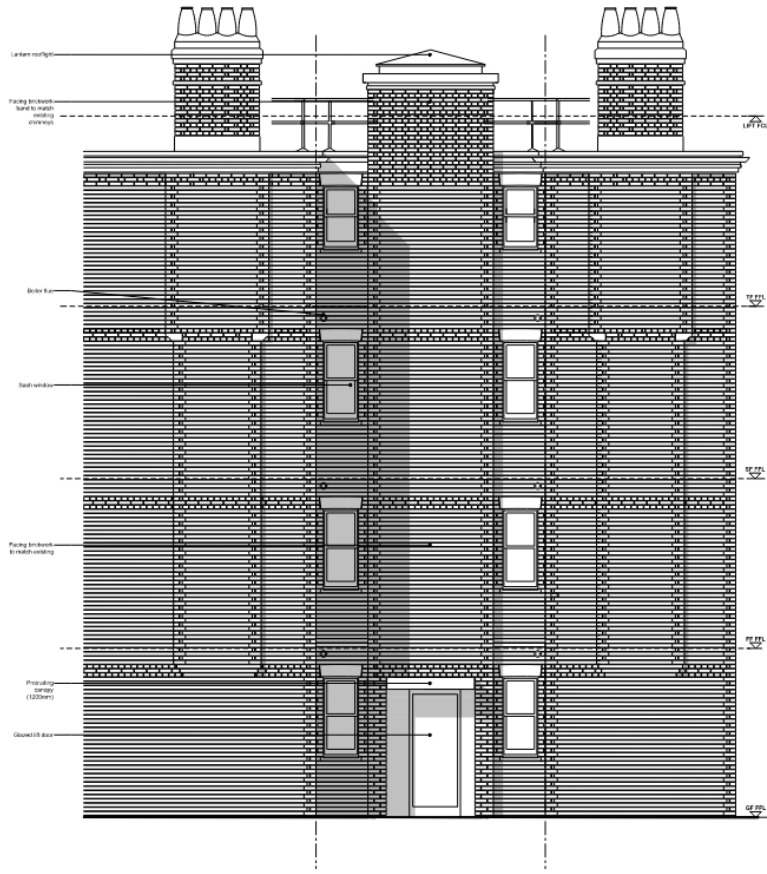
Proposed elevation



Existing floor plans



Proposed floor plans



Proposed elevation

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	31/01/2025
		N/A / attached	Consultation Expiry Date:	26/01/2025
Officer			Application Number(s)	
Jaspreet Chana			2024/5468/P	
Application Address			Drawing Numbers	
25 - 56 Brookfield Mansions Highgate West Hill London N6 6AT			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of 4no. lifts and replacement of existing balcony enclosures with infill extensions along the northern elevation				
Recommendation:	Grant Condition Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Three site notice(s) were displayed near to the site on the 18/12/2024 (consultation end date 11/01/2024).</p> <p>The development was also advertised in the local press on the 02/01/2025 (consultation end date 26/01/2025).</p>			
Adjoining Occupiers:	No. of responses	24	No. of objections	12
	No. of comments	5	No. of supporters	7
Summary of consultation responses:	<p>12 objections were received from neighbouring residents. The objections raised are summarily listed below:</p> <ul style="list-style-type: none"> • Inadequate consultation on the application • Interruption to access to ground floor flats • Raising the level of the path on the ground floor may lead to loss of privacy for occupiers of ground floor flats • Unnecessary disturbance and extra expense to residents. • Accessibility – the service road is the only vehicular access to the block, for emergencies/deliveries/post/taxis/bins. Access thereto would only appear to be by lift. • Concerns in relation to lift being out of order with no alternative access. • Ramps – the narrow service road slopes, all four entrances to the building differ. Wheelchair access to the lift at the entrance may require a ramp running up and out into the service road sending water down towards the lift and creating a slipping accident. • Design – the proposed design with the external lightwells filled and with ill-suited small windows revealing objects stored in the enclosures would deeply be discordant with the design of the building and its neighbours. The proposed lift structure and balcony enclosures would be ugly and cheap looking. The design does not preserve or enhance the appearance of the building. • Loss of light – the proposed lift structure would take away the natural light to the flats and the staircase. • Ground floor residents will not benefit from the lifts, the light and air circulation is essential to physical and mental health there will be significant loss of amenities. If the walk-through lifts break down how will ground floor residents' access to and from their flats? • Expense and costs are to be incurred by leaseholders <p><i>Officers' response:</i></p> <ul style="list-style-type: none"> • <i>4 site notices were installed around the site; as such an appropriate level of public consultation has been carried out.</i> • <i>Some interruption would be had to the ground floor occupiers due to the proximity to the works but the benefit of installing the lifts is greater than small inconvenience to occupiers. Additionally, inconvenience from building works is not strictly a planning matter.</i> 			

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. Applicants must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- The existing mansions have two entrances, one from the front of the building and second entrance from the rear staircase. If the proposed lifts break down then access can be had from the front of the building.
- Small ramps to add no-step access to the entrance doors are added and two blocks would have larger side ramps for access. These are acceptable for the provision of accessibility to all. As this is a private side road Officers cannot comment on how the parking would be impacted if the ramps are to be set in place, this would need to be consulted with the applicants.
- Expense and costs to be incurred by leaseholders are not planning matters.
- Please refer to section 3 below for design matters.
- Please refer to section 4 for loss of light matters.

7 letters of support were received. Support was primarily given on grounds of improved/equal accessibility for occupiers (on upper floors) and accessibility for all population groups.

Site Description

The application site relates to Nos.25-56 Brookfield Mansions which is a four-storey development with basement access split into four blocks of flats. The site sits on the edge of Parliament Hill Fields with its front side facing towards Hampstead Heath. The site is within Highgate Conservation Area and is noted as being a 'positive contributor' in the Highgate Conservation Area Appraisal.

The development is divided into blocks known as Block 1 (No's 25-32), Block 2 (No's 33-40), Block 3 (No's 41-48) and Block 4 (No's 49-56). Each block comprises of 8 apartments, with two apartments on each storey with vertical internal access served by a staircase. Each block of 8 apartments has a principal communal entrance to the south elevation and a rear communal entrance to the north elevation with communal stairs for occupiers and visitors to use for access to and from the site. There are a total of four rear communal entrances which are recessed within the external lightwells. Currently, occupiers/visitors access the flats by way of communal paths off a service road.

Relevant History

The planning history for the application site can be summarised as follows:

Brookfield Mansions –

2017/6297/P – Reconfiguration of hardstanding and walkways in front of rear entrances to Blocks B and C on north-west elevation, including creation of recycling bins cycle storage space within existing recessed area between both blocks – Granted on 04/05/2018.

2016/1422/P - Demolition of existing concrete and mesh screen balconies and replacement with new steel frame balconies with metal railing to height of 1.1m – Granted on 05/07/2016.

No.56 Brookfield, Highgate West Hill –

2016/2555/P - Construction of an external cabin platform lift in the rear lightwell, including minor alterations in association – Granted on 01/07/2016.

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **C5** Safety and security
- **C6** Access for all
- **D1** Design
- **D2** Heritage
- **DM1** Delivery and monitoring

Camden Planning Guidance:

- CPG Amenity
- CPG Design

Highgate Conservation Area Appraisal and Management Plan (2007)

Highgate Neighbourhood Plan (2017)

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Installation of four exterior platform lift structures. Lift access will be provided down to the ground floor level as well as up to 1st, 2nd and 3rd floors. The lifts will be inserted within the existing exterior lightwells which will be enclosed.
- The lift shafts are proposed to be constructed of brick, with the over-run which will project 1.5m above the existing eaves height to allow access to all levels. Lantern rooflights are proposed above each lift shaft. The new ground floor entrance doors would be glazed.
- A 1.2m canopy is also to be added to the lift shaft above the entrance door.
- The proposed lift shafts would partially infill the existing lightwells, blocking the existing side windows to accommodate the new platform lifts.
- Additional works would involve new ramps to the lift shafts, new planters, new rear metal gates and new painted timber glazed windows to the sides of the lift shafts.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Equality Act 2010
- Impact on Neighbour Amenity
- Access

3. Design and Conservation

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 (Design) requires that development respects local context and character, comprises details and materials that are of high quality and complement the local character, and that housing provides a high standard of accommodation. Policy D2 (Heritage) states that the council will preserve and where appropriate enhance Camden's heritage assets and their settings.

3.2. Brookfield Mansions dates from the early twentieth century and is formed of two blocks, with the application building facing onto Hampstead Heath, set back and at a right angle from Highgate West Hill. The main entrance, and most ornate façade is the one that faces onto the Hampstead Heath. In contrast the rear elevation is only accessed by a narrow service road to the north. Compared with the front elevation it is relatively plain, being constructed in stock brick separated in 4 blocks, however it is of some interest due to its uniform appearance and the rhythm created by a series of evenly spaced wings.

3.3. The proposals would provide four infill lift structures between the rear outriggers with step-free access. The lift shafts would contain a platform lift, accessed from the ground floor serving the upper levels (floors 1, 2 & 3). The building currently has no lift access to the rear and occupiers access the site via a rear staircase, the lifts would improve access for occupiers and visitors.

3.4. The proposed lift shafts will be constructed of brick with an overrun which will project 1.5m above the existing eaves height to allow access to all levels and new double-glazed windows will be added to either side of the lift shaft. Lantern rooflights are proposed above each lift shaft with the access door at ground floor level and would be glazed and a flat roof canopy will be added above each entrance door in front of each lift shaft. The materials used are considered to compliment the original character of the mansions and would appear as a natural evolution of the stair compartment and vertical core of each block. A sample panel for the brickwork would be secured via condition.

3.5. The lift will be accessed via a new entrance through a glazed door at ground floor level. There will be a new opening through the rear wall of the building to connect with the adjacent main entrance hall and staircase for each block. At each floor level a lift lobby will be required adjacent to the lift, providing a safe waiting and circulation space without impeding the front doors into each of the flats from the main staircase

landing. The lift and waiting area will be connected to the original staircase, this ensures that a vertical circulation is maintained in each block which preserves the historic form.

- 3.6. The proposed lift shafts would be set back extensively from the rear building line of each outrigger. This will allow for the existing void between each block to remain defined and expressed within the rear façade and would retain the buildings original form and character. Although the lift shafts would have a slight overrun this would be covered by a pitched roof lantern feature which would be similar to the existing chimneys on the building but would be set lower than the chimneys so will be visually subordinate.
- 3.7. Due to the oblique sightlines from within the site and limited views from outside it, the proposals will have no harmful appearance upon the high significance front façade of the block, or the character and appearance of the wider Highgate Village Conservation Area.
- 3.8. Additional works would involve new ramps to the lift shafts, new planters, new rear metal gates and new painted timber glazed windows to the sides of the lift shafts, these additions would be acceptable.
- 3.9. Overall, the extensions appear sympathetic in design, material and form and is subordinate in scale and would appear secondary to the existing building and would not cause harm to its original character or appearance or the character of the surrounding Highgate Conservation Area.
- 3.10. 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.

4. Equality Act 2010

- 4.1. Policy C6 expects buildings to meet the highest practicable standard of accessible and inclusive design. The need to create an accessible and inclusive home needs to be balanced against other policies of the Development Plan. The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race religion or beliefs, sex and sexual orientation. The duty requires due regard to the need to eliminate unlawful discrimination, advance equality of opportunity and foster good relations. Having due regard to the Public Sector Equality Duty, it is considered that the proposed platform lift shaft extensions would be to the benefit of the users of the subject building as they would provide accessible access to the upper floor levels for all users. As such, the proposals are considered to comply with the requirements to provide equality for all in accordance with Policy C6.

5. Neighbour Amenity

- 5.1. Policy A1 of the Camden Local Plan seeks to ensure that development does not cause adverse amenity impacts upon neighbours. This is in regard to sunlight, daylight, privacy and overlooking.
- 5.2. The lift shafts would be constructed in front of the windows serving the internal lobby on each floor and will be recessed within the existing lightwells and therefore would not impact the outlook, privacy or daylight of the adjoining residential flats.
- 5.3. Whilst new windows are proposed within the sides of the new lift shafts, the locations of these windows are similar to the positions of existing windows and existing balconies. Therefore, it is not considered that any further overlooking would occur. Other neighbouring properties are at such a distance from the mansions that, due to the recessed nature of the proposed lift shafts, it is not considered they would experience any undue amenity effects with regards to loss of light, overbearing or overlooking impacts.
- 5.4. A Daylight and Sunlight report has been submitted with the application. This concludes that the change in lighting conditions would be 'substantially unchanged' in most rooms that have been considered in the assessment.
- 5.5. Occupiers have raised objections on grounds that the ground floor flats would lose natural light and outlook. However, the lift shaft would be constructed in front of the windows serving the internal hallways/corridors rather than residential habitable rooms. In addition, large timber clad balcony features have previously been constructed as well as other ground floor clutter added to the site over time.

Therefore, it is not considered the proposed development would cause further significant harm to the amenity of the ground floor residents in terms of loss of light, outlook or privacy impacts.

5.6. The proposed development is not considered to lead to a significant impact upon the amenity of any neighbouring residents. The proposal is therefore in accordance with policy A4 of the Local Plan

6. Access

6.1. The proposal is expected to improve accessibility in and out of the apartments for all residents, family members and visitors. Platform lifts are being considered rather than passenger lifts due to the culvert running underneath Block 4 as there is no room for a pit and they would be more cost effective to install and maintain. The interior ground floor landing at block 4 will be raised to the height of the lower step and adjacent raised thresholds to the adjoining flats. The platform lifts will not require continuous pressure on the control buttons. Furthermore, two options are being proposed for the lifts option A for blocks 1 and 3 – this is a walkthrough option comprising of a centrally located platform lift with no separate stepped access route to the side; option B for blocks 2 and 4 – this is walkaround option comprising of a centrally located platform lift with a separate stepped access route to the side.

6.2. The accessibility report states that the existing fire strategy will not be altered by this proposal. The procedure for all residents to evacuate down the stairs and into the garden where there is a meeting point in the Spinney, a designated area of the garden which is a safe distance from the building which provides access onto the Heath is necessary to get away. The fire brigade is aware of this procedure and those unable to evacuate have their own protocols.

7. Recommendation

7.1. Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th February 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/5468/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 4 February 2025

Development Management
Regeneration and Planning
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Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

25 - 56 Brookfield Mansions
Highgate West Hill
London
N6 6AT

DECISION

Proposal:

Installation of 4no. lifts and replacement of existing balcony enclosures with infill extensions along the northern elevation

Drawing Nos: A05, A06, A10, A20, A21, A40, A41, A42, A43, A44, A60/L, A100/L, A200/L, A201/L, A400/L, A405/L, A800/L Rev.A, GV8 Daylight Report 1 of 1 draft Rev 01, Construction Document, Inclusive Design and Accessibility Statement, The Heritage Appraisal, 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: A05, A06, A10, A20, A21, A40, A41, A42, A43, A44, A60/L, A100/L, A200/L, A201/L, A400/L, A405/L, A800/L Rev.A, GV8 Daylight Report 1 of 1 draft Rev 01, Construction Document, Inclusive Design and Accessibility Statement, The Heritage Appraisal, Cover Letter.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced. The development shall be carried out in accordance with the approved sample panel. The approved panel shall be retained on site until the work has been completed.

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 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.
- 3 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.

- 4 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DECISION