

Application ref: 2024/4995/P
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Ms Renee Searle
Flat 10 Highcroft
170 Highgate Road
London
NW5 1EJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat 10 Highcroft
170 Highgate Road
London
NW5 1EJ

Proposal:

Single storey roof extension, conversion of garage, replacement of front and rear walls including all fenestration, doors & cladding, new bin store.

Drawing Nos: Site Location Plan; Site location and block plan dated 19.01.2025;

Existing plans and sections dated Rev A dated 07/01/2025 and Proposed plans and sections Rev C dated 29/01/2025

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: Site Location Plan; Site location and block plan dated 19.01.2025; Existing plans and sections dated Rev A dated 07/01/2025 and Proposed plans and sections Rev C dated 29/01/2025

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 policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) The design and type of materials indicated on the approved drawings which replace the existing timber cladding at front and rear and the colour of the aluminium powder coated doors and rear elevation of the bin store.

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 host building is located on the southern side of Croftdown Road close to its junction with Highgate Road to the west. It comprises a single-family dwelling (No. 10) located second from the end (western end) in a terrace of seven, three-storey, flat roofed townhouses that were built in the 1960s as part of the redevelopment of a larger plot of land which fronts onto Highgate Road. The property lies in the Dartmouth Park Conservation Area to which it makes a neutral contribution.

In July 2024, planning permission (2023/3274/P) was granted for a roof extension across all seven of the rooftops of Highcroft facing Croftdown Road.

This application for No. 10 only, seeks permission to extend just this property's roof and also proposing changes the existing front and rear windows from Upvc to powder coated aluminium, change the use of an ancillary space (formerly a garage) at rear ground floor level to habitable space, the erection of a bin store at the front of the property, and the addition of powder coated aluminium rainwater goods to the left front brick pier.

The as approved roof extension across the full terrace permitted a uniform solution of a front to rear roof extension with a small set back at the front with a railing providing some amenity space (with planters between balconies), large aluminium framed doors and windows at the front and rear and finished in rainscreen cladding.

Revisions have been made over the course of the application to remove the extended brick piers at both front and rear roof level (partly outside the red line site boundary), the front and rear windows have been amended to retain the white colour of the existing windows and the four pane bays running along the terrace. The proposed replacement rainscreen cladding below the roof extension (which had a vertical emphasis) has been replaced with cladding which will replicate the horizontal nature of the existing timber boards across the whole terrace. The proposed replacement porch and half of the bin store area were removed, as part of this was outside of the red line boundary of the site.

The proposed roof extension seeks a slightly different design to that originally approved, but these are very minor such that this scheme can be implemented separately or alongside the original scheme and won't look out of place. The principle of allowing a single roof extension, rather than requiring the implementation of all of the roofs to be extended at once, is considered acceptable in design terms, as there are a number of existing railings and roof access housings which form clutter on this entire roofline, and therefore the addition of a single roof extension is not considered to be out of keeping with these existing rooftop additions. This change is considered to be acceptable and is not considered to harm the character or appearance of the conservation area.

The proposed changes to front and rear windows on all floor levels involve the change from Upvc to powder coated aluminium windows, but which retain the white colour of the rest of the terrace. At the rear a new row of windows replaces the existing garage door at ground floor level. All the windows being replaced are Upvc, and therefore replacement with powder coated aluminium windows are welcomed as these will enhance the character and appearance of the Conservation Area.

The proposed replacement timber cladding material has not been provided, but the applicants are happy to have a condition attached to discharge the details once a material is chosen which is similar in appearance to the existing cladding.

2 Reasons for granting permission continued

At the front, alterations to the existing front brick boundary wall are proposed to

form a brick bin store at the front of the property, by removing some of the existing railing on the low wall. This measures approximately 1.5m in height, 1.5m deep and 0.8m in width. The bricks will match the existing. The doors and back of the bin store will be made from powder coated aluminium but a colour has yet to be agreed. In addition, the front door of the house is also proposed to be replaced, with a powder coated aluminium front door. These alterations are considered to be acceptable and do not cause harm to the character or appearance of the conservation area and the colour of the bin store elements will be subject to a details condition.

These properties were built with integrated garages at the rear, with many now converted to habitable space, or kept as storage areas. Planning permission (TP/50389) was granted on the 24th January 1963 for 'the erection of a four storey block of eight flats with six garages, and seven three-storey terrace houses each incorporating a garage'. Condition 1 of that consent specified that that 'the garages shall not be used for any purposes other than those incidental to the enjoyment of a dwelling house or flat, and no trade or business shall be carried on therefrom'. It is considered that the proposed use of the garage as additional accommodation for the existing dwelling house would comply with this condition and therefore does not require planning permission.

The amenity of the roof extension was assessed in the original scheme and considered not to cause harm to either sunlight, daylight or overlooking, and no changes to this have been proposed. Therefore, the amenity harm is considered to be no worse than the previously approved scheme and is therefore compliant with policy A1 of the Camden local Plan.

The Council's Conservation Officer has reviewed the proposal and has raised no objections now that the rainscreen cladding and porch have been removed, and the replacement windows match the pattern of the rest of the terrace. Two letters of support have also been received. The application site's planning history has been 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 Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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.

- 6 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 the application is a Householder Application.

++ 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).

7 + 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.

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-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer