

Miss Grace Mollart
Planning Potential
148 Tooley Street
London
SE1 2TU

Application Ref: **2014/6300/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

2 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**36a Highgate West Hill
London
N6 6LS**

Proposal:

Erection of pergola/summer house and associated garage, landscaping to garden and alteration to boundary.

Drawing Nos: 2228-08/00/00 Rev A, 2228-08/00/01, 2228-08/00/02, 2228-08/00/03, 2228-08/00/04, 2228-08/01/01, 2228-08/01/02, 2228-08/01/03, 2228-08/01/04, 601-P-1278-000, 601-P-1203- A, 601-P-1202 C, Arboricultural Implications Report (Ref. SJA air 13035-01d), prepared by Simon Jones Associates, dated December 2013, Transport Note, prepared by DL Traffic engineering Ltd.

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [2228-08/00/00 Rev A, 2228-08/00/01, 2228-08/00/02, 2228-08/00/03, 2228-08/00/04, 2228-08/01/01, 2228-08/01/02, 2228-08/01/03, 2228-08/01/04, 601-P-1278-000, 601-P-1203- A, 601-P-1202 C, Arboricultural Implications Report (Ref. SJA air 13035-01d), prepared by Simon Jones Associates, dated December 2013, Transport Note, prepared by DL Traffic engineering Ltd.]

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

- 4 The pergola/summer house hereby approved shall only be used for purposes incidental to the residential use of No.41 Highgate West Hill and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

Informative(s):

- 1 Reason for granting permission:

The proposed pergola/summer house and associated garage would be set away from the front boundary and public highway of Highgate West Hill. The pergola/summer house would be timber framed and feature a pitched roof which

would ensure that the extension has a lightweight appearance and would not appear bulky. The simple form and proportions responds to the character and appearance of the main building and surrounding garden space.

Due to its size and location, the extension would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy. The proposal would result in the loss of trees covered by a woodland Tree Preservation Order, however this would not affect the visual amenity the woodland provides nor be detrimental to the character of this part of the conservation area.

The proposed pergola/summer house and associated garage would maintain the existing access point onto the public highway and would not contribute unacceptably to parking stress and congestion in the immediate or surrounding area when compared to the existing arrangement.

Neighbouring occupiers were consulted on the application. One objection has been received and duly taken into account prior to making this decision. The concerns have been considered and the planning and appeal history of the site 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 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 CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment