

Mr Susana Sousa
Paul Archer Design
103 Farringdon Road
London
EC1R 3BS

Application Ref: **2015/0908/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

2 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10A Highgate West Hill
London
N6 6JR

Proposal: Erection of a single storey rear extension following demolition of existing conservatory and replacement of existing upvc windows on rear elevation with timber windows.

Drawing Nos: (664-) 200; 201; 202; 203; 204; 205; 206; 210; 211; 212; 213a; 214a; and 215a

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: (664-) 200; 201; 202; 203; 204; 205; 206; 210; 211; 212; 213a; 214a; and 215a.

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

- 4 The flat roof of the approved extension shall not be used at any time as a roof terrace or balcony without the express permission of the local authority

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reason for granting planning permission:

The existing conservatory is a modern addition constructed out of uPVC which does not relate sympathetically to the character and appearance of the host property. No objection is therefore raised to the demolition of the existing conservatory.

The proposed single storey rear extension would be full-width and would extend 1.4m deeper into the garden than the existing conservatory. The extension would include a green roof and a rooflight and would be glazed on the rear and southern side elevation. The party wall between the site and No. 9 Highgate West Hill would be raised by 1.3m in height.

The proposed development would not be visible from the public realm and the proposed materials would give the extension a lightweight, contemporary appearance. It is considered to be of an appropriate size and scale that would sit comfortably with the host property and would preserve the character and appearance of the Highgate Village Conservation Area. The extension, by reason of its siting and design, would not adversely impact on the setting of No.10 Highgate West Hill, which is a Grade II listed building. The replacement of the existing Upvc windows at first floor level with timber windows would enhance the appearance of the rear elevation.

Given the location of the extension on the rear of the site and the separation distance between the extension and the neighbouring properties at Nos. 9 and 10 Highgate West Hill, the proposed extension would have no discernible impact on the amenity enjoyed by neighbouring occupiers specifically with regards to outlook, daylight and sunlight or overlooking.

The Highgate Conservation Area Committee commented on the application requesting that the impact on neighbour properties be taken into account with regards to overlooking. As the works involve replacing existing windows and the proposed extension is at ground floor level, and there are existing boundary walls between the application site and Nos. 9 and 10, the proposed works would not give rise to any overlooking which does not already occur with the existing conservatory and windows. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 and CS14 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, and 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.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment