

Miss Grace Mollart
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2015/0772/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

7 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Highgate West Hill
London
N6 6LS

Proposal:
Removal and reconstruction of a section of the Upper Garden wall within the grounds of 41 Highgate West Hill

Drawing Nos: 2228-17/00/00, 2228-17/01/01 Rev A, 2228-17/01/02 Rev A, 2228-17/01/03 Rev B, 2228-17/01/04 Rev A, 2228-17/01/05, Submission for partial removal of garden wall, prepared by Colvin and Moggridge, dated 4/09/2014, cover letter, prepared by Grace Mollart, dated 10th February 2015.

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 [2228-17/00/00, 2228-17/01/01 Rev A, 2228-17/01/02 Rev A, 2228-17/01/03 Rev B, 2228-17/01/04 Rev A, 2228-17/01/05, Submission for partial removal of garden wall, prepared by Colvin and Moggridge, dated 4/09/2014, cover letter, prepared by Grace Mollart, dated 10th February 2015.]

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

Informative(s):

- 1 Reasons for granting permission.

The wall is set within the grounds of the site and runs parallel to Highgate West Hill. The brick built wall runs 21m in length, for which 7.8m shall be removed, making way for associated hardscaping and the remainder shall be repaired and terminated into piers of an appropriate design. The extent, condition and quality of wall removed, as well as the design and materials proposed for the new elements ensures no harm to the special architectural and historic interest of the listed building and would preserve the character and appearance of the surrounding conservation area.

The proposal, by virtue of its scale and proximity to neighbouring buildings would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, privacy or outlook.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Historic England advised that the application be determined in accordance with national and local policy guidance.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s72 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 (as amended); 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 Noise and Licensing Enforcement Team, 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



Ed Watson
Director of Culture & Environment