

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

Application Ref: **2015/0499/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

9 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:  
Creation of a subterranean link from the main house basement down to the new basement at sub-basement level (retrospective).

Drawing Nos: 208A Rev TP0, 209A Rev TP1, 208 Rev TP2, 209 Rev TP2, P-013 Rev TP0, P-012 Rev TP1, 22-011 Rev TP0, 22-207 Rev TP0, Letter prepared by Mike Briggs, dated 29/01/2015,

Structural Report in connection with the formation of new openings between the new and existing basements (Revision A), prepared by Michael Barclay Partnership, Letter prepared by Grace Mollart, dated 30/01/2015, Heritage Statement prepared by Scott and Twine (ref: 2225-06/W02 - S&T).

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 granted planning permission shall be completed in



accordance with the drawings hereby approved within 8 months of the date of this permission.

Reason: In order to safeguard the amenities and appearance of the area generally in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26, DP27 and DP28 of the London Borough of Camden Local Development Framework Development.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans [601-P-1336-000, 363-208B-TP0, 363-208C-TP0, 363-76-052-TP0, 363-76-050-TP2, 601-P-1289-000, 601-P-1345-000, B337 PLG-110, B337 PLG-041 Rev A, Letter prepared by Grace Mollart, dated 18/02/2015 and Letter prepared by Mike Briggs, dated 29/01/2015, Subterranean Substation & Shaft at 41 Highgate West Hill, prepared by Scott and Twine (ref: 2225-06/W03 - S&T)].

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

Informative(s):

- 1 Reasons for granting permission.

The proposed link located beneath the main house to access the existing basement comprises no external manifestations. The link serves as a sub basement level stairwell and lift area continuing up through to the main house. The internal works retain the original historic fabric of the main house and would not therefore compromise the architectural or historic interest of the building.

The quality, design and nature to which the link area is connected to the main house is considered appropriate and 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 applicant has demonstrated the associated excavation would be unlikely to cause harm to the built and natural environment.

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, outlook and noise nuisance.

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 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, DP26, DP27, DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, 7.8 and 7.15 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