

Mr Graham Parr
Mulbury Designs
Honeywood House
The Drive
Maresfield Park
Maresfield
East Sussex
TN22 2HA

Application Ref: **2015/1600/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

12 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Millfield Lane
London
N6 6JD

Proposal:
Erection of a single storey rear extension.

Drawing Nos: 1, 2, 3.

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 1, 2, 3.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development is to erect a single storey rear extension to form a wine cellar. The proposed extension is considered to be subordinate to the host dwelling in terms of scale and siting and would have an acceptable impact upon the surrounding conservation area, and neighbouring amenities.

The application dwelling is a conversion of 2 dwellings to 1 dwelling having undergone multiple extensions and alterations sited on a large plot within the Highgate Village Conservation Area. The proposed extension would be to the rear of the dwellinghouse and screened from public and neighbouring vantage points by the existing built form and the boundary fencing which has a height of 3.5-4 metres. Given the siting of the proposed extension, it is considered the proposed extension would not be out of keeping with the design of the host dwelling or negatively impact upon Highgate Village Conservation Area.

The development will have some negative impact in terms of the potential for creating additional bulk and mass along neighbours' boundaries. However as stated above, boundary fencing would screen the bulk and mass of proposed extension from neighbouring amenities. Also, given the size of neighbouring plots, the proposed extension would be significantly separated from neighbouring dwellinghouses and primary amenity areas.

The roof of the proposed extension would be laid upon supporting walls that stand upon the existing buttresses the run along the rear boundary of the application site removing the need for substantial foundations within close proximity of neighbouring trees and contributing to the lightweight nature of proposed construction. It is considered that proposed extension would not have an adverse effect on neighbouring trees.

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 March 2015, consolidated with alterations since 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.

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