

Ms Sally Mackereth
Studio Mackereth
7b St Pancras Way
London
NW1 0PB

Application Ref: **2015/0955/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

22 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 The Old Hall
South Grove
London
N6 6BP

Proposal: Replacement of the existing conservatory structure to the rear with a new extension.

Drawing Nos: PL001, PL002, PL003, PL004, PL022, PL116, PL117, PL122 and PL401

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL001, PL002, PL003, PL004, PL022, PL116, PL117, PL122 and PL401.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:5 of all glazing and the junctions with the main house
 - b) Samples and Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informatives:

- 1 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).
- 2 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.

3 Reasons for granting permission.

The application site forms the 19th century south-west addition to a Grade II* Listed detached house. The main block dates from c.1694. The site itself consists of a two-storey property including a lower ground floor level. The site is located in the Highgate Village Conservation Area.

The proposal is for a new conservatory to the rear of the building with modest changes to the landscaping and paving directly adjacent to the conservatory also proposed. There is an existing glazed conservatory in this location, built in a more traditional Victoriana style which is complementary to the listed building and its setting. The proposed structure would be similar in size and scale to the existing conservatory but would be more contemporary in character, consisting largely of minimally framed glazed sliding doors, with sections of timber cladding and a zinc roof. Concealable retractable awnings are also proposed to be integrated into the fascia above the sliding doors.

While the proposal would create a degree of contrast with the existing historic building, the principle of juxtaposing highly contemporary glazed structures with historic buildings is well established in the borough and in this case the proposal would be of a sensitive scale and a highly transparent design, allowing the form and appearance of the rear of the listed building to remain discernible and the principle feature. Furthermore, the proposals would better reveal the original sash window at 1st floor level due to the nature of the design which is lower and rectilinear with a flat roof. Whilst the design is bold, it represents a clear and distinct addition to the building that remains subordinate and does not cause any detrimental harm to the character of the listed building or the setting of the Conservation Area.

As a replacement to the existing conservatory at the site and occupying a similar footprint (measuring 3.5m in depth and 5.4m in width) whilst also lower in height at 3.4m with similar levels of glazing, and located at the end of a row of houses, it is not considered that the extension and proposed landscaping works will cause any detrimental harm with regard to residential amenity to adjacent or nearby properties.

The planning history of the site has been taken into account when coming to this decision. 65 letters were sent to neighbouring properties in connection with the application. A site notice was also displayed from 20/03/2015 to 10/04/2015 and the application was advertised via a press notice in the Ham & High newspaper between 26/03/2015 to 16/04/2015. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, 7.8, 7.17 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.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment