

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

Application Ref: **2015/0970/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

4 June 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 sub-station on the eastern side of basement and associated vent in forecourt (retrospective)

Drawing Nos: Location Plan - 601-P-1336-000; Existing Section - 363-76-052-TP0; Existing Basement Plan - 363-208B-TP1; Proposed Basement Plan - 363-208C-TP0; Proposed Section - 363-76-050-TP2; Main House Fresh Air Inlet - 601-P-1289-000; Main House Fresh Air Inlet Detail Plan - 601-P-1345-000; Acoustic Consultancy Report 53838- Fresh Air Inlet Plenum-ATN-1A, prepared by Lee Cunningham Partnership; Letter dated 18th February 2015, prepared by Grace Mollart; Letter dated 29th January 2015, prepared by HR Wallingford; Subterranean Substation & Shaft at 41 Highgate West Hill, London N6 (Design and access statement), prepared by Scott and Twine.

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 shall be carried out in accordance with the following approved plans [Location Plan - 601-P-1336-000; Existing Section - 363-76-052-TP0; Existing Basement Plan - 363-208B-TP1; Proposed Basement Plan - 363-208C-TP0; Proposed Section - 363-76-050-TP2; Main House Fresh Air Inlet - 601-P-1289-000; Main House Fresh Air Inlet Detail Plan - 601-P-1345-000; Acoustic Consultancy Report 53838- Fresh Air Inlet Plenum-ATN-1A, prepared by Lee Cunningham Partnership; Letter dated 18th February 2015, prepared by Grace Mollart; Letter dated 29th January 2015, prepared by HR Wallingford; Subterranean Substation & Shaft at 41 Highgate West Hill, London N6 (Design and access statement), prepared by Scott and Twine.]

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

- 2 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The vent stack associated with an internal plant is set within the grounds of the site and runs parallel to Highgate West Hill. The terminating vent is set 1.8m below the adjacent boundary wall and covered by topsoil, with associated railings set around the louvered element.

The quality and design of screening materials 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.

English Heritage 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 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP26, DP27 and 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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment