

Mr Murray Kerr
Denizen Works
29 Wadeson Street
London
E2 9DR

Application Ref: **2015/4105/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

7 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
89 Swain's Lane
London
N6 6PJ

Proposal:

Cladding of front elevation with charred timber fins and blocking up of 2nd floor window on east elevation

Drawing Nos: 15_015 - AP EX LP Revision A; 15_015 - AP EX SP Revision A; 15_015 - AP EX 000 Revision A; 15_015 - AP EX 001 Revision A; 15_015 - AP EX 002 Revision A; 15_015 - AP EX 003 Revision A; 15_015 - AP EX 004 Revision A; 15_015 - AS EX 000 Revision A; 15_015 - AE EX 000 Revision A; 15_015 - AE EX 001 Revision A; 15_015 - AP PRO 000 Revision A; 15_015 - AP PRO 001 Revision A; 15_015 - AP PRO 002 Revision A; 15_015 - AP PRO 003 Revision A; 15_015 - AP PRO 004 Revision A; 15_015 - AS PRO 000 Revision A; 15_015 - AE PRO 000 Revision A; 15_015 - AE PRO 001 Revision A.

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 Prior to the commencement of development, a sample panel of the cladding, demonstrating the proposed colour, texture and the spacing between the individual fins, shall be provided on site and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and the approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the building 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 policies 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: 15_015 - AP EX LP Revision A; 15_015 - AP EX SP Revision A; 15_015 - AP EX 000 Revision A; 15_015 - AP EX 001 Revision A; 15_015 - AP EX 002 Revision A; 15_015 - AP EX 003 Revision A; 15_015 - AP EX 004 Revision A; 15_015 - AS EX 000 Revision A; 15_015 - AE EX 000 Revision A; 15_015 - AE EX 001 Revision A; 15_015 - AP PRO 000 Revision A; 15_015 - AP PRO 001 Revision A; 15_015 - AP PRO 002 Revision A; 15_015 - AP PRO 003 Revision A; 15_015 - AP PRO 004 Revision A; 15_015 - AS PRO 000 Revision A; 15_015 - AE PRO 000 Revision A; 15_015 - AE PRO 001 Revision A.

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

Informative(s):

- 1 Reasons for granting permission

The existing building fails to contribute positively to the streetscene along this part of Swains Lane or the character and appearance of the Highgate Village Conservation Area; it is viewed within the context of two other dwellings which are much more contemporary in character and appearance. The proposed timber fins would add interest to the visible façades of the building, and enable the building to sit comfortably within the setting of the two other dwellings and the wooded setting of the Highgate Cemetery and Waterlow Park. The proposal would emphasise the buildings' individuality and would preserve and enhance the character and appearance of this part of the Highgate Village Conservation Area.

The loss of the second floor, front facing window would not detract from an established pattern of fenestration on the host building, or the group of buildings. The resultant building would still present an active frontage to Swains Lane.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision. There would be no impact on neighbour amenity.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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