

London Borough of Islington  
Development Management Service  
Planning and Development  
PO Box 3333  
222 Upper Street  
London  
N1 1YA

Our Ref: **2015/5703/P**  
Your Ref:  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

17 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - No objection**

Address:  
**Hill House**  
**17 Highgate Hill**  
**London**  
**N19 5NA**

Proposal:  
Recladding of existing building; creation of a new residential entrance in eastern facade; erection of a ground floor front extension and reconfiguration of existing retail floorspace; installation of new shops fronts; erection of a wind canopy and landscaping; creation of roof terraces above the plinth; erection of a two storey extension to the tower to create 9 self-contained dwellings and rooftop terraces; and creation of a 2 storey refuse / recycling facilities and cycle store in undercroft of west elevation.

Drawing Nos: letter dated 8.10.15 from Islington Council ref P2015/3977/FUL

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

- 1 Reasons for no objection

The site is over 400m from the nearest boundary with Camden. Due to this



distance, it is considered that the scheme, involving various external alterations, erection of a two storey extension to the tower and creation of 9 new dwellings, will have no impact on the borough of Camden. The design changes and additional height and bulk will have no impact on the streetscene and conservation area of Highgate or on neighbour amenities. The site does not fall within a protected strategic viewing corridor. The additional flats will not create a harmful impact on parking and traffic conditions further west in the Highgate area. It is thus considered that there are no objections to the scheme and that it can be determined in accordance with the Islington Council's own planning policies.

As such, the proposed development is in general accordance with policies CS1, CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP19, DP20, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment