

London Borough of Haringey
<http://www.planningservices.haringey.gov.uk/portal/servlets/ApplicationSearchServlet>

Our Ref: **2015/6171/P**
Your Ref:
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

21 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
10 Hampstead Lane
London
N6 4SB

Proposal:

Request for observations for raising existing roof line and lowering of existing front mass block level only to match existing lower ground levels, new Juliet balconies and new glass conservatory to replace existing conservatory on rear.

Drawing Nos: Letter dated 5th November 2015 from Haringey.

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 Reason for no objection.

Observations are sought with regards to extensions and alterations to a single residential dwellinghouse in Hampstead Lane. Hampstead Lane is separated into two conservation areas (Highgate that lies within Haringey Borough boundary and the part of Hampstead that lies with Camden). The proposal includes increasing the height of the building by 1.4 metres.



The principal considerations material to the determination of this application are summarised as follows; Views (in and out of Camden), Conservation (Hampstead Conservation Area), amenity and transport.

The site is not within any protected views. It is considered that the application site is of a sufficient distance from Camden's borough boundary not to have a detrimental impact on the setting or character and appearance of the Hampstead Conservation Area.

The increase in height to the single family dwellinghouse would result in the building being of similar height to neighbouring properties, and would not have a harmful impact on views into or out from Camden's conservation area.

It is considered that, due to the nature of the development relating to works to a single dwellinghouse, it would not adversely affect transport flows, parking capacity or public transport within Camden as it would not intensify the existing authorised use.

With regards to amenity, the property is approximately 20 metres from the nearest residential property in Camden from the adjacent side of Hampstead Lane. Due to this separation distance, the increase in height of 1.4 metres is considered modest and would not have an impact on privacy, outlook and light. The proposed balconies are facing the side (west) and rear (north) and not towards the side of Camden to the south.

In light of the above, the proposals are considered to have limited impact on the, views, conservation area and the neighbour amenity of Camden.

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.

It is thus considered that there are no objections to the scheme and that it can be determined in accordance with the Haringey 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



Ed Watson
Director of Culture & Environment

