

Mr Nick Yeates
Yeates Design LLP
74 Clerkenwell Road
London
EC1M 5QA

Application Ref: **2016/0816/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

4 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Highfields Grove
London
N6 6HN

Proposal:
Enclosure of existing open front entrance porch on the southern elevation in glazing with new double entrance doors, including the construction of new brick side wall on the right-hand side of porch, and alteration to existing window opening.

Drawing Nos: (567/P/-)001, 002 rev A, 003, 004, 005, 010 rev A, 011, 012, 013 rev 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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: (567/P/-)001, 002 rev A, 003, 004, 005, 010 rev A, 011, 012, 013 rev A.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposals seek to enclose the existing open front entrance porch on the southern elevation in full height glazing at the front and with a set of new double entrance doors positioned centrally. The glazing on each side would rise up from the top of two low brick side walls and would involve the construction of a new brick side wall on the right-hand side of the porch to match the existing wall on the opposite left-hand side. The cill to an existing window opening within the porch area would also be raised up from ground level to relate to the height of an internal staircase.

Permitted development rights were removed within Highfields Grove as part of the original planning permission in order to retain a degree of uniformity between the houses in the estate as they are of a similar architectural style with similar materials used throughout. Many doorway features, such as porches, are characteristic of the particular architectural style in Highfields Grove even though they vary in form, and as such, should be retained.

The proposals do not include any alterations to the roof of the porch or existing brick piers so the form of the porch will remain the same. The proposed clear glazing, which would be set back within the brick piers and tops of the side walls, is considered to be suitably modest and understated to result in an appropriately lightweight design and feel to the enclosure. The porch when enclosed is considered to be sufficiently small in size so as not to appear dominant in appearance in context with the host property and would also be sympathetic in both design and scale. The clear glass would allow the appearance of the porch to be retained when viewed from both the front of the property, as well as, from the adjacent private road to the east, so respecting and helping to preserve the existing

architectural style and form, and also avoiding an impression of unwelcome additional bulk or solidity to the front of the house that other types of materials might result in and which would most likely be unsuitable.

The original surface finishes and materials of the host building are central to its architectural character and treatment within the context of the wider estate, and therefore should be retained or replicated wherever possible. This would be achieved by these proposals as both the enclosed porch area and new glazed double doors with fanlights would be constructed of clear glazing throughout with timber frames stained to match existing windows and doors. The new brick side wall or panel and altered front window opening would also be constructed in materials that match existing brickwork and framing, including the soldier plinth course below the altered window opening which is characteristic of the architectural style of the building. As such, all proposed materials to be used will match existing materials and colour, and are therefore considered to be appropriate.

Overall, the proposals are therefore considered to be in accordance with Camden Planning Guidance and would not have any adverse impact on the character or appearance of the building or detract from the wider Highgate Village conservation area being that they are modest in nature and appearance, and would therefore be acceptable.

The form of the porch will remain unaltered and the new side wall is considered to be suitably low and discrete to be hardly visibly from the nearby private road and would not be visible from the nearest adjoining property at no. 19. The host property sits approximately 1.2m below the adjoining road and driveway levels with a wall providing additional screening that further reduces the prominence and visibility of any proposed alterations. The host property also sits at right angles to the nearest neighbouring property at no. 19 and their outlook is over their own gardens rather than directly towards each other's frontages, hence there is considered to be no additional loss of privacy, greater level of overlooking or sense of enclosure that currently exists from the proposals. Furthermore, the properties are approximately 13m apart so any potential adverse impact from additional noise or light is considered to be low. As such, there are no amenity concerns as a result of these proposals in terms of loss of privacy, greater level of overlooking or enclosure, increased noise levels, or loss of light.

The site's planning and appeal history has been taken into account when coming to this decision. One objection has been received following statutory consultation and has been taken into consideration.

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 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing

high quality design), DP25 (Conserving Camden's heritage), and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67, 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).

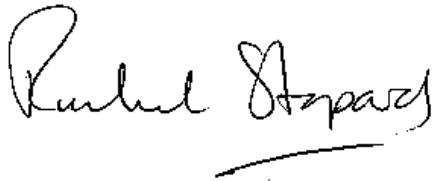
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Culture & Environment