

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

Application Ref: **2016/0989/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

18 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: Erection of first floor infill extension and single storey side infill extension between house and garage; new external stairs to door and garage; replacement doors and windows throughout with alterations to fenestration.

Drawing Nos: 567/P/102, 567/P/103, 567/P/104, 567/P/105, 567/P/106, 567/P/107, 567/P/110, 567/P/111, 567/P/112, 567/P/113A, 567/P/114A, 567/P/115A, 567/P/101 and Design & Access Statement dated February 2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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: 567/P/102, 567/P/103, 567/P/104, 567/P/105, 567/P/106, 567/P/107, 567/P/110, 567/P/111, 567/P/112, 567/P/113A, 567/P/114A, 567/P/115A, 567/P/101 and Design & Access Statement dated February 2016.

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

Informatives:

- 1 Reasons for granting permission:

The proposed alterations are very similar to those previously approved at the application site on 22/10/2015 (reference 2015/4772/P). The proposal has been amended slightly to include a stepped roof to the single storey side infill extension between the host building and raised garage.

The proposal involves infilling the central void towards the rear of the property at first floor level. Although the slope would be lost, the characteristic double pitch at roof level would still be clearly visible. The slope would be retained in the front elevation of the property and the alteration to the rear of the dwelling would not be visible from the surrounding area and therefore would not result in a prominent form of development within the street scene. The new window would be in the same material as the existing windows, ensuring a complementary addition to the host property that does not harm the character or appearance of the host building.

The single storey side infill extension is a modest addition, set down at ground level behind the raised garage. There would be very limited views of the development from street level, resulting in a subordinate addition to the host property. Although the extension would step up from 2.3m to 3.3m, the raised level would be set back behind the existing garage and views would be limited from street level. Similarly, the new garage access door at rear first floor level and black metal stairs and handrail are simple and traditional in design, with limited views from the public realm. The works are considered a sympathetic addition that would sit comfortably with the host building and would preserve the character and appearance of the Highgate Village Conservation Area.

The changes to the fenestration and the alterations to doors and windows would be consistent with the appearance of the host property and reflect other developments on the Highfields Grove estate. The new windows would be of the same height, design and materials as the existing windows and are therefore not considered to be harmful to the character of the building, architectural uniformity of the estate or the character and appearance of the conservation area.

The proposal originally included the removal of the chimney stack, however this was removed at the officer's request due to the harm caused to the character and appearance of the host building and wider estate.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

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 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 paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

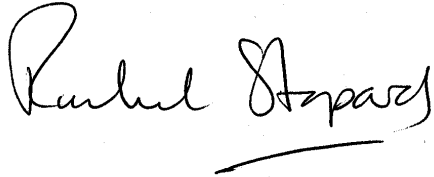
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment