

Mr Mark Ruthven
Studio Mark Ruthven
1st Floor
9 Leighton Place
London
NW5 2QL

Application Ref: **2016/2555/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

1 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
56 Brookfield
Highgate West Hill
London
N6 6AT

Proposal:

Construction of an external cabin platform lift in the rear lightwell, and minor external alterations.

Drawing Nos: BRF-P-001 Rev.A, BRF-X-100 Rev.A, BRF-X-200 Rev.A, BRF-X-300 Rev.A, BRF-P-100 Rev.A, BRF-P-200 Rev.A, BRF-P-300 Rev.A, and Design & Access Statement dated 05/05/2016.

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 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: BRF-P-001 Rev.A, BRF-X-100 Rev.A, BRF-X-200 Rev.A, BRF-X-300 Rev.A, BRF-P-100 Rev.A, BRF-P-200 Rev.A, BRF-P-300 Rev.A, and Design & Access Statement dated 05/05/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed external platform lift would be constructed within the existing recess to the rear of flats 49-56. Although the front elevation remains largely unaltered, the rear recess of this block of flats, as well as those to the rear of the other three blocks of flats, has been significantly altered by the installation of timber clad balconies to the flats on each floor. The application site also features a lean-to rear extension at ground floor level which would be removed as part of this application. This extension is considered to be of little architectural merit and its loss would not be objected to.

The lift is of a fairly light-weight construction, and is to some extent reversible as the existing brick window arches are to be retained within the proposal. It would be located to the rear of the recess, so that it would only be visible from the private driveway and garages directly in front. The lift would not project higher than the roof eaves and would not be visible from wider public views or from Hampstead Heath.

Although there would be some harm caused to the building in the loss of the existing sash windows to enable access from the lift onto each floor, this is fairly limited in the context of the whole building given the fact that the recessed lightwell has been altered previously. The proposal is not considered to result in an unacceptable level of harm to the character and appearance of the host building or wider Highgate Village Conservation Area, and the limited harm caused is considered to be outweighed by the benefits of providing level access to the flats.

The lift would be constructed in front of the windows serving the internal lobby on each floor and therefore would not impact the outlook, privacy or daylight of the adjoining residential flats.

Two objections have been received and taken into account prior to the determination of this application. The planning history of the site 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, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

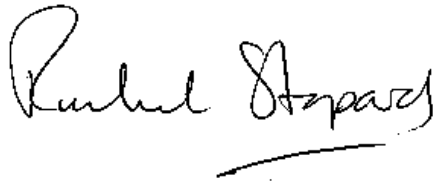
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 that reads "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke underneath the name.

Rachel Stopard
Executive Director Supporting Communities