

Mr Richard Keep
Richard Keep Architects
114-118 Parkway
London
NW1 7AN

Application Ref: **2016/3822/P**
Please ask for: **Sarah Freeman**
Telephone: **020 7974 2437**

18 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 The Grove
London
N6 6LB

Proposal: Installation of a rooflight to the side roofslope.

Drawing Nos: Location Plan; Design, Access & Heritage Statement dated 08/08/2016; 145:
-1101P, -1103 Rev P1, -1105P, -1110 Rev P1, -1111 Rev P1, -1120P, -1201P, -1203 Rev
P1, -1205 Rev P1, -1210P, 1211 Rev P1, -1220 Rev P1.

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 The proposed rooflight shall be set flush within the pitch of the existing side roofscape.

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 policy 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: Location Plan; Design, Access & Heritage Statement dated 08/08/2016; 145: -1101P, -1103 Rev P1, -1105P, -1110 Rev P1, -1111 Rev P1, -1120P, -1201P, -1203 Rev P1, -1205 Rev P1, -1210P, 1211 Rev P1, -1220 Rev P1.

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The site is grade II listed semi-detached villa dating to c.1854-5, located within the Highgate Village Conservation Area. The proposed installation of a rooflight to the side roofscape is considered to preserve the symmetry of the semi-detached villas and the character and appearance of the Highgate Village Conservation Area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. While the rooflight itself is not proposed to be obscure glazed, it is located in the roofspace above the main staircase, and the internal window between the proposed loft level bathroom will be obscure glazed, mitigating any potential overlooking issues.

Public consultation was undertaken by placement of a press notice and site notice. An objection was received from the Highgate Conservation Area Advisory Committee concerning the proposed dormer window to the side elevation. This element of the proposals has been amended to a rooflight, overcoming this objection. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the Conservation Area, under s. 66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

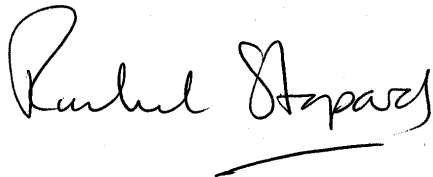
As such, the proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with 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.

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.

Rachel Stopard
Executive Director Supporting Communities