

Address:	Brookfield House 108 Highgate West Hill London N6 6AP		6
Application Number:	2013/2508/P	Officer: Rob Tulloch	
Ward:	Highgate		
Date Received:	29/04/2013		
Proposal: Installation of 3x rooflights in association with the conversion of single dwellinghouse into 1 x 3 bedroom flat and 1 x 5 bedroom flat (Class C3).			
Drawing Numbers: Site Location Plan BHH.12. PL01A; 02; PL03D; PL04; PL05; Design and Access Statement by David Richmond & Partners dated December 2012.			
RECOMMENDATION SUMMARY: Grant Planning Permission			
<u>Related Application</u> Date of Application:	29/04/2013		7
Application Number:	2013/2532/L		
Proposal: Installation of 3x rooflights and associated internal alterations in connection with conversion of single dwellinghouse into 1 x 3 bedroom flat and 1 x 5 bedroom flat.			
Drawing numbers: Site Location Plan BHH.12. PL01A; 02; PL03D; PL04; PL05; R6909 2; Structural Engineer's Report by Jampel Davison & Bell dated 6 th December 2012; Design and Access Statement by David Richmond Architects & Partners dated December 2012			
RECOMMENDATION SUMMARY: Grant Listed Building Consent			
<u>Related Application</u> Date of Application:	29/04/2013		8
Application Number:	2013/2797/P		
Proposal: Construction of a new single storey dwelling (Class C3) within the grounds of existing house			
Drawing numbers: Site Location Plan BHH.12. PL01B; 02C; PL03A; PL04A; PL05; PL06; Design and Access Statement by David Richmond & Partners dated December 2012; Arboricultural Impact Assessment by Michael Timperley dated December 2012; Code for Sustainable Homes Report by Falcon Energy Ltd dated April 2013			
RECOMMENDATION SUMMARY: Grant Planning Permission Subject to a Section 106 Agreement			
Applicant:		Agent:	
Mr Roger Freeman 108 Highgate West Hill London N6 6AP		David Richmond + Partners Ltd 16 Bowling Green Lane London EC1R 0BD	

ANALYSIS INFORMATION

Scheme A: 2013/2508/P & 2013/2532/L - Conversion of single dwelling house into 1 x 3 bedroom and 1 x 5 bedroom flat

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		335m ²
Proposed	C3 Dwelling House		380m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Single dwelling					1				
Proposed	Flat/Maisonette			1		1				

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	2	
Proposed	2	

Scheme B: 2013/2797/P Construction of a new single storey dwelling within the grounds of existing house

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		-
Proposed	C3 Dwelling House		140m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Single dwelling									
Proposed	Single dwelling			1						

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	
Proposed	1	

OFFICERS' REPORT

Reason for Referral to Committee: The applicant is an elected member of the Council [Clause 3(viii)]

1. SITE

- 1.1 Brookfield House (108 Highgate West Hill) is the greater part of a former vicarage dating from the mid 19th Century. It is a two storey dwellinghouse with a pitched roof situated on the east side of Highgate West Hill, between St Anne's Close (to the north) and Swains Lane (south). The original vicarage and outbuildings has been successively subdivided into a number of separate dwellings, including the original northern wing, which is now 107 Highgate West Hill.
- 1.2 The building is Grade II Listed and located within the Dartmouth Park Conservation Area, though in close proximity to the boundaries with the Highgate Village and Holly Lodge Estate Conservation Areas to the north. The site benefits from a low level of public transport (PTAL 2). The site is host to a number of mature trees and vegetation, and ground levels rise through the site, from south to north, where they continue to rise towards Highgate.
- 1.3 The application site is largely adjoined by other residential uses, including a garage forecourt to the east, and the dwellings formed from the original building / plot at no.107 and at 9 & 10 St Anne's Close, though the low rise commercial parade at 1.11 Swains Lane adjoins the site to the south.

2. THE PROPOSAL

- 2.1 Two separate developments are assessed in this report:

Scheme A: 2013/2508/P & 2013/2532/L Planning permission and listed building consent are sought for the installation of three rooflights and internal alterations in association with extension into the loft to provide additional residential floorspace and the conversion of the existing dwelling into two flats.

Scheme B: 2013/2797/P The erection of a single storey dwellinghouse within the curtilage of the site.

Revision[s]

- 2.2 A new visitor's parking space has been removed from scheme A as this would have exceeded the Council's parking standards.

3. RELEVANT HISTORY

- 3.1 None

4. CONSULTATIONS

Statutory Consultees

4.1 None

Conservation Area Advisory Committee

4.2 Dartmouth Park CAAC were notified of both applications, but have not commented at the time of writing this report.

4.3 In response to the application for a new dwelling (2013/2797/P), Highgate CAAC object strongly to scheme B, as the back land development will not be in the best interests of the Conservation Area of which it forms a part, and is in the curtilage of an important listed building, the setting of which should be protected. It will also add to traffic congestion on West Hill

Local Groups

4.4 None

Adjoining Occupiers

	2013/2508/P	2013/2797/P
<i>Number of letters sent</i>	33	16
<i>Total number of responses received</i>	0	1
<i>Number of electronic responses</i>	0	0
<i>Number in support</i>	0	1
<i>Number of objections</i>	0	0

4.5 Scheme A: site notices were erected from 15th May 2013 – 5th June 2013, with an advert in the Ham and High on 23rd May 2013.

4.6 Scheme B: a site notice was erected from 22nd May 2013 – 12th June 2013, with an advert in the Ham and High on 30th May 2013.

4.7 10 St Anne's Close supports the application for the new bungalow (Scheme B), but wishes to be informed of details of construction.

5. POLICIES

5.1 LDF Core Strategy and Development Policies

CS1 Distribution of Growth

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change and promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well being

CS18 Dealing with our waste and encouraging recycling

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

5.2 **Supplementary Planning Policies**

CPG1 – Design

CPG2 – Housing

CPG3 – Sustainability

CPG6 – Amenity

CPG7 – Transport

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

National Planning Policy Framework 2012

London Plan 2011

6. **ASSESSMENT**

6.1 The principal consideration material to the determination of these applications are summarised as follows:

- Principle of Development
- Heritage impact / Design
- Residential development standards
- Amenity
- Sustainability
- Trees
- Transport

Principle of Development

6.2 Both developments would involve an increase in the intensity of residential accommodation on a site already in that use, and would not in principle be of a scale inappropriate for a location defined as being appropriate for 'more limited change' (Policy CS4)

Heritage impact

6.3 The grade II listed former vicarage dates from the mid 19th Century and comprises a detached dwelling over 2 floors with pitched roof. The main issues to consider are

the impact the proposed works would have on the special architectural and historic interest of the building and its grounds, as well as the impact upon the character and appearance of the Dartmouth Park Conservation Area.

Scheme A: Listed Building Conversion

- 6.4 From a listed building perspective it is advisable to retain a building in its original use. In this instance the original use of the site is as a single family house. Nevertheless the vicarage has already seen change over time with varying sections of the original site (including stable and rear (north) section of the building) having been separated and sold as individual dwellings.
- 6.5 In addition the form and layout of the interior of the house would allow a sensitive conversion into two units. The subdivision can easily be achieved without harm to the existing original layout and could be very simply reversed if necessary. Importantly the main staircase, hallways and principle rooms would be maintained in their original form, preserving the character and special interest of the listed building.
- 6.6 The first floor apartment would include the conversion of the attic for habitable accommodation. It is the Council's view that the staircase can be accommodated as proposed without harming the original layout at this level. The conversion work at roof level would largely retain the existing roof structure. Two diagonal trusses would need to be removed, however given the age of the property and the retention of other similar members this is unlikely to result in the significant loss of fabric. The other work necessary to convert the attic would retain the historic fabric and sensitively install necessary structure, insulation, rooflights and services.
- 6.7 As such the sub-division of the property is considered acceptable as it would preserve the historic form, layout and fabric of the listed building, subject to the submission of detailed information required by condition.

Scheme B: New single storey dwellinghouse

- 6.8 The dwellinghouse would be located in the south east corner of the plot, 12m away from the main house and on the site of the badminton court. The court is disused and currently in a poor state of repair. The proposed brick built dwellinghouse would be single storey, flat roofed (2.7-3.0m high), with a footprint of approximately 140sqm. The building would also feature aluminium framed windows, wooden doors, aluminium fascia edging and a sedum planted roof. The proposed dwelling would abut nos. 9 and 10 St Anne's Close to the north and be enclosed to the south and east by an existing high brick built garden boundary wall.
- 6.9 The existing plot is quite large and would allow for approximately 75sqm of garden space for the new house, separated from the existing house by the existing row of trees to the west as well as a proposed hedgerow. The verdant planting and trees would provide a natural boundary between the new dwelling and the main section of the garden. To the south, a close boarded fence and further tree planting will provide privacy from any future development above the parade of shops on Swain's

Lane. The site is large enough so that the original house would also retain approximately 900sqm (0.09 hectares) of garden space

- 6.10 The position (including its distance from the host Listed Building) form and scale of the proposed dwelling would allow it to appear unobtrusive, and the approach to design is considered to be preferable in this location, being clearly subservient and secondary to the host building. It would not be seen from the public realm and would also be largely concealed from view from private vantage points. The discreet location is therefore not considered to materially impact upon the setting of the listed building or result in the loss of an excessive amount of amenity space or open space to that structure.
- 6.11 Policy DP24 (supporting text 24.20) acknowledges that development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area, and states that the Council will resist development that occupies an excessive part of a garden, or where there is a loss of garden space which contributes to the character of the townscape. In this regard, due to the secluded character of this corner of the site and the relatively small proportion of the curtilage occupied by the proposed building, the proposal is not considered to result in an unacceptable impact to the wider character and amenity of it's surroundings.
- 6.12 Therefore the construction of a new dwellinghouse is considered to represent an acceptable form of development which would preserve the character and appearance of the host of surrounding conservation areas and would not harm the setting of the host listed building.

Residential standards

- 6.13 *Schemes A & B:* The existing dwellinghouse provides 3/4 bedrooms over 335sqm. The proposals involve extending into the attic to provide additional bedrooms and subdividing the property into two flats. The proposed ground floor flat would have 3 bedrooms and floorspace of 175sqm, the maisonette above would have 5 bedrooms and floorspace of 200sqm. The proposed bungalow would have 3 bedrooms and floorspace of 140sqm.

	No. bedrooms	No. Persons	Floorspace (sqm)	Camden residential development standards (sqm)	London Plan (sqm)
Flat	3	6	175	93	95
Maisonette	4/5	9	200	120	140
Bungalow	3	6	140	93	95

- 6.14 Both flats and the bungalow, would therefore comply with the relevant residential development standards in terms of floorspace and bedroom sizes. All units would be dual aspect with regular shaped and sized rooms, and with good access to natural light and ventilation. The positioning of openings within the converted and proposed new building would be such that an adequate level of privacy would be provided to habitable rooms, and the orientation of amenity areas also provide an

appropriate level of privacy to garden areas. No. 9 St Anne's Close has a small terrace at first floor level which would extend over a small part of the proposed building (a shower and toilet), however it would mainly look out onto the roof of the proposed dwelling. It would be at least 4m away from the northern courtyard of the proposed dwelling and not face any windows of the proposed dwelling. It would be further away from the front patio of the proposed dwelling and is not considered to create a significant level of overlooking to this area.

- 6.15 The dwellings would also have their own refuse / cycle storage areas. As such the proposals are considered to provide a good standard of residential accommodation.

Lifetime Homes

- 6.16 Policy DP6 requires all new-build residential accommodation to meet the 16 criteria that form the Lifetime Homes standards, but accepts that conversions may not be able to meet all of the criteria.
- 6.17 *Scheme A:* The proposed flats would meet most of the internal requirements for Lifetime Homes. Existing hallways have a minimum width of 900mm, with all but one of the internal doors having a clear opening of at least 775mm (criteria 6). As the existing house is generously proportioned there would be good circulation space (7) and appropriately sized bathrooms (14). Both flats would have entrance level bed spaces/living spaces and toilets/bathrooms (8, 9, 10). There would be potential for a stairlift from ground to first floor (if acceptable in listed building terms), but not from first to attic floors due to the steepness of the stair, and there would be no communal staircase (5, 12). There would be potential for grab rails and hoists (11, 13). Window handles and new service controls would be of the appropriate height (15 & 16), but existing controls would remain to avoid damage to the fabric of the listed building.
- 6.18 Externally, the house has a level approach, but not a level entrance as there are steps to the existing entrances (2 & 3). The principal entrance has a single step, and the entrance is not covered (4). As external alterations would be difficult without harming the special interest of the listed building, and the proposal is largely compliant internally, the proposal is considered to comply with policy DP6.
- 6.19 *Scheme B:* New-build residential accommodation is required to meet all the 16 criteria that form the Lifetime Homes standards. The bungalow would have a level approach and level threshold. The entrance would be lit with an overhanging roof. Door and hallway widths would be compliant, and the dwelling would provide adequate circulation space. The dwelling would also be capable of supporting grab rails/hoists, and window/service controls would also be compliant.
- 6.20 The proposed dwelling would be on a single level so there would be entrance level bed spaces/living space and toilets/bathroom. The potential for a stairlift or through floor lift are not relevant. As such, the proposed bungalow would meet all the relevant Lifetime Homes criteria. Conditions will require the Lifetime Homes measures referred to in the Design and Access Statement to be implemented and retained.

Amenity

- 6.21 *Scheme A:* The only external alteration to the existing house is the addition of rooflights. Due to their high level and the lower height of surrounding buildings these are not considered to contribute to overlooking.
- 6.22 *Scheme B:* The only neighbouring properties that would be directly affected in terms of amenity are nos. 9 & 10 St Anne's Close. A brick structure abutting these properties would be replaced by the northern section of the bungalow. The bungalow would be no higher than the existing structure and there are no ground floor windows facing the bungalow. As such the bungalow is not considered to have an impact in terms of on light or privacy to the adjoining properties.
- 6.23 A tree screen between the site of the bungalow and the existing house is proposed to be retained to afford all occupiers a reasonable level of privacy.

Sustainability

- 6.24 *Scheme B:* The Design and Access statement indicates that the proposed bungalow would have a high level of insulation, aim to use locally sourced materials wherever possible and incorporate a sedum roof to improve insulation and reduce rainwater run-off.
- 6.25 Policies CS13 and DP22, and guidance in CPG3, require new build housing to meet Code for Sustainable Homes Level 4, requiring a minimum of score of 68% and achieving at least 50% in the energy, water and materials categories. The applicant has submitted a Code for Sustainable Homes pre-assessment which indicates that the proposed bungalow would achieve an overall score of 68.04%. In the energy category it is predicted to achieve 22.31 out of 31 credits (or 61.29%). In the water category the proposal is expected to achieve 4 out of 6 credits (66.67%) through water consumption of less than 105 litres of water per person per day and no increase in surface water run-off, and 11 out of 24 credits (45.83%) in the materials category.
- 6.26 As such, the proposed single storey dwelling is considered to be able to meet the required Code for Sustainable Homes level, and is therefore considered to comply with policies CS13 and DP22. A post-construction review will be secured via a Section 106 Agreement and the applicant will be required to attain 50% in the materials category.
- 6.27 *Scheme A:* In terms of the subdivision of the main house, conversions of less than five units are not required to meet such targets, and whilst applicants are encouraged to explore what sustainable measures can be incorporated into their proposals, the constraints of a listed building are acknowledged. Nevertheless, the Design and Access statement refers to better insulation to the roof, secondary glazing and more efficient power, lighting and heating systems which are welcomed.

Transport

- 6.28 *Schemes A & B*: The site has a Public Transport Accessibility Level of 2 (Poor) and is within the Highgate CA-U Controlled Parking Zone which has a ratio of permits to parking spaces of 0.66 which means the CPZ is not considered to be under stress. The proposal would result in the demolition of an existing garage (to allow for the access for the new single storey house onto St Anne's Close) and the provision of parking for the new dwellings. The site currently has space for two cars, one external and one garage, currently accessed from the north of the site via St Anne's Close. There is also a vehicular entrance on Highgate West Hill. The proposal would provide two (external) spaces accessed from St Anne's Close and one space accessed from Highgate West Hill (thus a single space for each proposed dwelling).
- 6.29 Due to the low PTAL rating and lack of parking stress, it is not considered that the new dwellings would be required to be car free or car capped. Camden's Parking Standards allow for a maximum of one parking space per dwelling, and the proposal would provide three parking spaces for three dwellings.
- 6.30 In line with the Council's Parking Standards, and the London Plan, units of three bedrooms or more are required to provide 2x cycle storage/parking spaces. Therefore the house conversion would normally be required to provide space for 4x cycles and the bungalow space for 2x cycles, however it is accepted that the constraints of the listed building may make provision of cycle storage difficult. The proposals indicate internal cycle storage for both the house conversion and the proposed bungalow, but no details have been submitted. A condition will require further details to be submitted to be approved in regard to the house conversion scheme.
- 6.31 Construction works and associated vehicle movements have the potential to disrupt the day to day functioning of the surrounding highway network for an extended period, and will need to be carefully managed to ensure disruption is kept to a minimum. Due to the limited size of the development, the existing vehicular access and the size of the plot, a Construction Management Statement, as opposed to a full Plan, secured by legal agreement, will be required. The Statement will be secured via a condition.

Trees

- 6.32 *Scheme B*: From a tree and landscaping perspective the proposal for a new single storey dwelling is considered to be acceptable as it only results in a small loss of soft landscaping and would not result in the loss of any trees. The site is well treed and the existing tree screen between the bungalow and Brookfield House would be retained with additional planting is proposed. The applicant has submitted an arboricultural report that outlines how trees will be protected during construction which is considered to be adequate, and a condition will be added requiring evidence that the tree protection measures have been implemented is submitted to the Council prior to the beginning of works on site. The proposal to subdivide the house would not affect any trees.

Community Infrastructure Levy (CIL)

6.33 The Mayor of London's Community Infrastructure Levy is used to raise funds to contribute towards Crossrail. The CIL applies to all development which adds one or more dwellings, or more than 100sqm of floorspace, at a rate of £50 per sqm. The proposed bungalow would add a new dwelling with a floorspace of 140sqm, the CIL contribution for this proposal would be £7,000.

7. **CONCLUSION**

7.1 The proposal would provide two additional dwellings and is not considered to harm, and would preserve, the special interest of the listed building and the character or appearance of the Dartmouth Park Conservation Area. The proposal is not considered to harm the amenity of adjoining occupiers, or the local transport network with a suitable Construction Management Statement agreed with the Council.

7.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Post construction review (sustainability)

8. **LEGAL COMMENTS**

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Conditions and Reasons **2013/2508/P**:

- 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 policy 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: Site Location Plan; BHH.12. PL01A; 02; PL03D; PL04; PL05; Design and Access Statement by David Richmond & Partners dated December 2012.

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

- 4 Before the development commences, details of secure and covered cycle storage area shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

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 proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to

policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage) and CS18 (Dealing with our waste and encouraging recycling); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes); DP6 (Lifetime homes and wheelchair homes), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP24 (Securing high quality design), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Furthermore, the proposal would provide an additional dwelling and is not considered to harm the special interest of the listed building or the character or appearance of the Dartmouth Park Conservation Area. Nor is the proposal considered to harm the amenity of adjoining occupiers, or the local transport network.

- 4 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

Condition(s) and Reason(s) **2013/2797/P**:

- 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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan BHH.12. PL01B; 02C; PL03A; PL04A; PL05; PL06; Design and Access Statement by David Richmond & Partners dated December 2012; Arboricultural Impact Assessment by Michael Timperley dated December 2012; Code for Sustainable Homes Report by Falcon Energy Ltd dated April 2013.

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

- 3 Prior to the commencement of works on site, evidence in the form of a report and photographs demonstrating that tree protection measures have been implemented in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 4 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the new residential unit.

Reason: To ensure that the internal layout of the dwelling provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13 (Tackling climate change and promoting higher environmental standards), CS14, (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A, B & E) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 (Promoting high quality places and conserving our heritage) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 7 A Construction Management Statement, to demonstrate how the proposal will mitigate any adverse impacts of construction, shall be submitted to and approved by the Council before any works commence on site. The agreed contents of the Construction Management Statement must be complied with unless otherwise agreed by the Council.

Reason: To protect the local transport network and the amenity of pedestrians and other road users in accordance with the requirements of policy CS5 (Managing the impact of growth) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 8 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- b) A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy Reason: In order to safeguard the special architectural and historic interest of the building 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) DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 5 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).

- 6 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.
- 7 The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change and promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), CS16 (Improving Camden's health and well-being) and CS18 (Dealing with our waste and encouraging recycling); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes); DP6 (Lifetime homes and wheelchair homes), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP20 (Movement of goods and materials); DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Furthermore, the proposal would provide an additional dwelling and is not considered to harm the special interest of the neighbouring listed building or the character or appearance of the Dartmouth Park Conservation Area. Nor is the proposal considered to harm the amenity of adjoining occupiers, or the local transport network.

- 8 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable

housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 9 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 10 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 11 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 12 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

Conditions And Reasons **2013/2532/L**:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building 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 policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building 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 policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.;

b) Plan, elevation and section drawings of the new 1st floor staircase including handrail, balustrade and newel post at a scale of 1:10.

c) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 5 No existing features or fabric, including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades shall be disturbed, and shall remain in their present positions unless changes are shown on the approved drawings or are required by conditions to this permission. Such features shall be properly protected during work on site.

Reason: In order to safeguard the special architectural and historic interest of the building 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 policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 6 All new partitions around the existing plaster mouldings and joinery shall be scribed.

Reason: In order to safeguard the special architectural and historic interest of the building 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 policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 13 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.



Application No: 2013/2508/P

**108 Highgate West Hill
London N6 6AP**

**Scale:
1:1250**

**Date:
21-Jun-13**



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108 Highgate West Hill

2013/2508/P; 2013/2532/L & 2013/2792/P



108 Highgate West Hill



South elevation



North elevation

108 Highgate West Hill



Badminton court
looking north



Badminton court
looking south



Site viewed from
adjacent garages

108 Highgate West Hill

Existing Site Plan



SITE PLAN 1:100

PLANNING APPLICATION

REF: BBH 12.PL018
 DATE: 1:100 @ A1
 DEC 2012

© 17.06.13 Planning advice - red line amended
 A.06.01.13 Garden detail added
 NEW BUNGALOW AT BROOKFIELD HOUSE HIGHGATE
 EXISTING SITE PLAN AND LOCATION PLAN

ARCHITECTS
 DAVID RICHMOND
 ARCHITECTS LTD
 Studio 20, 100
 The Old Mill, 100
 London, E16 4AT
 ☎ 020 899 6600
 ✉ david@drarch.co.uk
 www.drarch.co.uk
 17.06.13
 1:100 @ A1

108 Highgate West Hill

Existing elevations (Scheme A: Conversion)



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

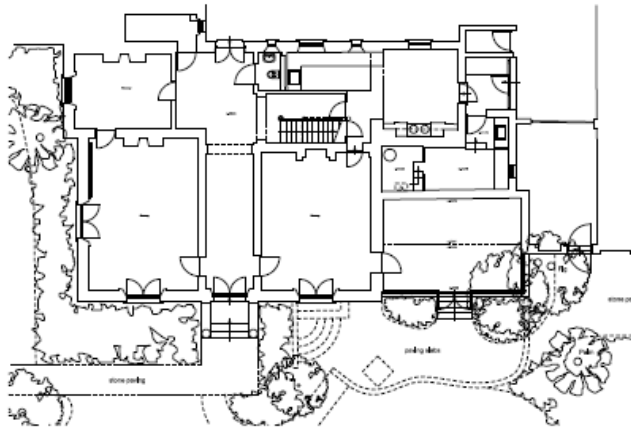


EAST ELEVATION

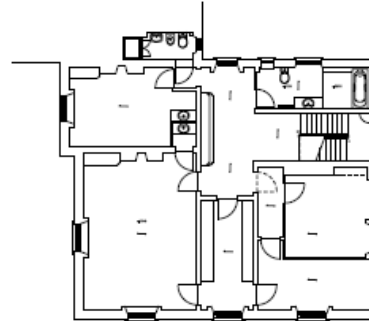
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PLANNING APPLICATION

108 Highgate West Hill

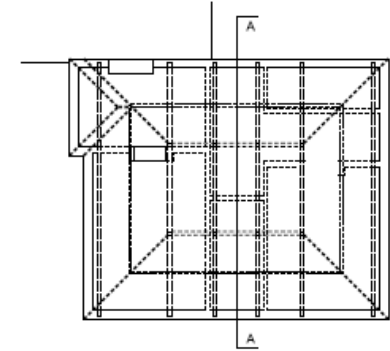
Existing plans & section (Scheme A)



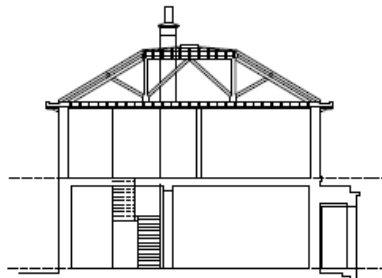
GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR



SECTION AA



PLANNING APPLICATION

108 Highgate West Hill

Proposed elevations (Scheme A)



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



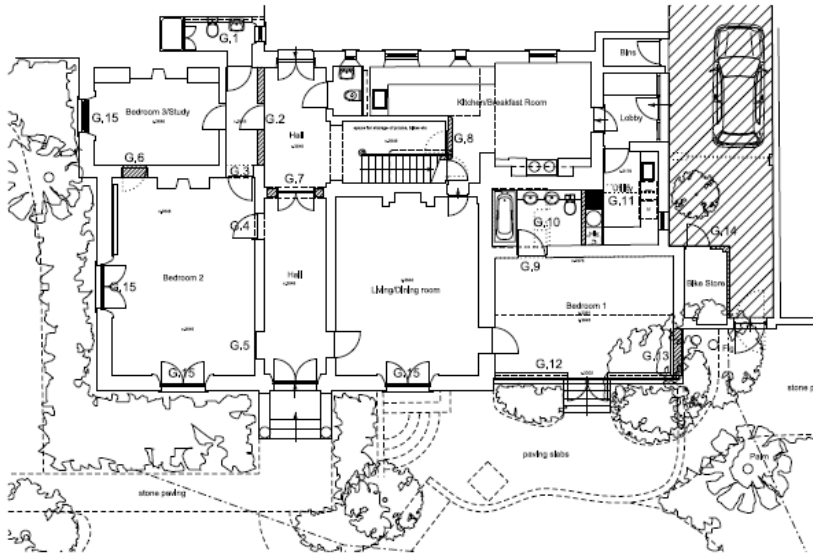
EAST ELEVATION

(East facing window of conservatory removed and replaced with facing brickwork to match existing.)

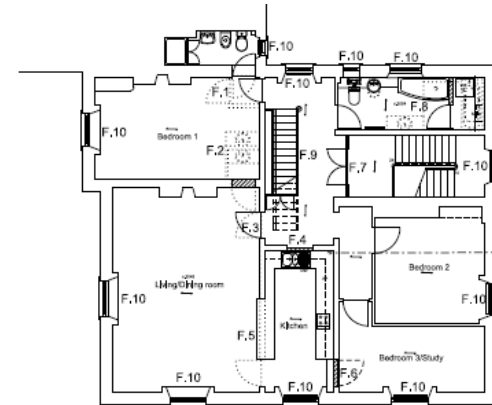


PLANNING APPLICATION

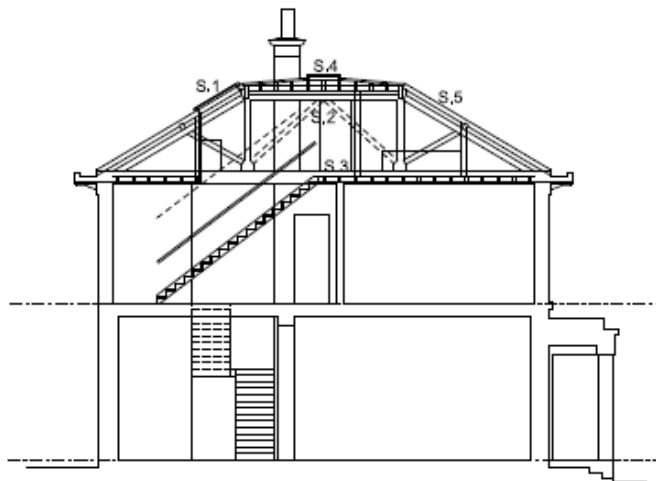
108 Highgate West Hill – proposed floor plans (Scheme A)



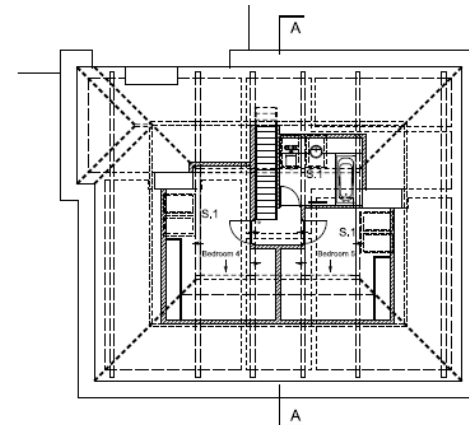
GROUND FLOOR



FIRST FLOOR



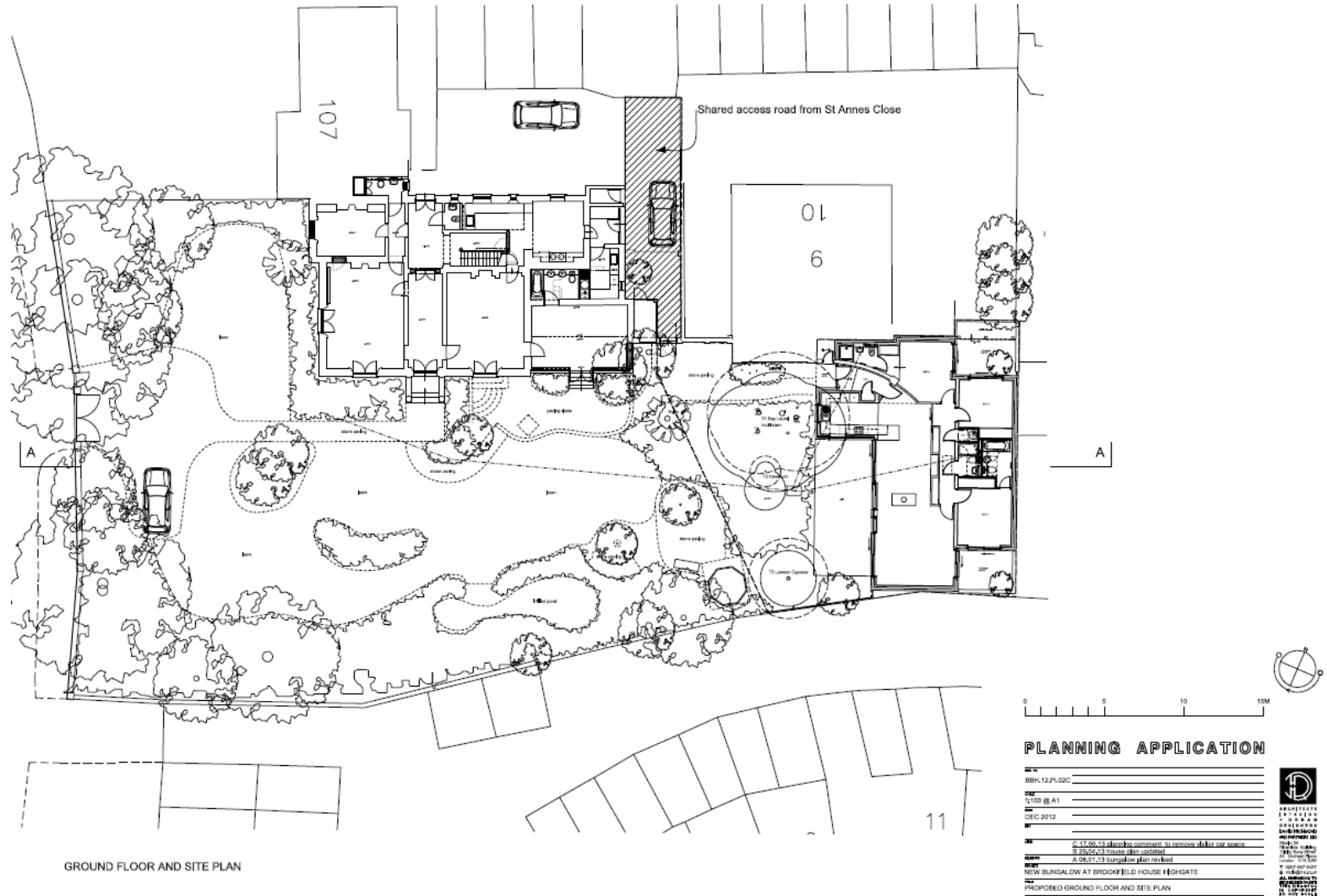
SECTION AA



ATTIC FLOOR

108 Highgate West Hill

Proposed ground floor plans (Schemes A & B)



GROUND FLOOR AND SITE PLAN

PLANNING APPLICATION

BBK/12/PL/020
1/100 @ A1
DEC 2012
A. G. S. T. Architects
NEW BUNGALOW AT BRICKFIELD HOUSE HIGHGATE
PROPOSED GROUND FLOOR AND SITE PLAN



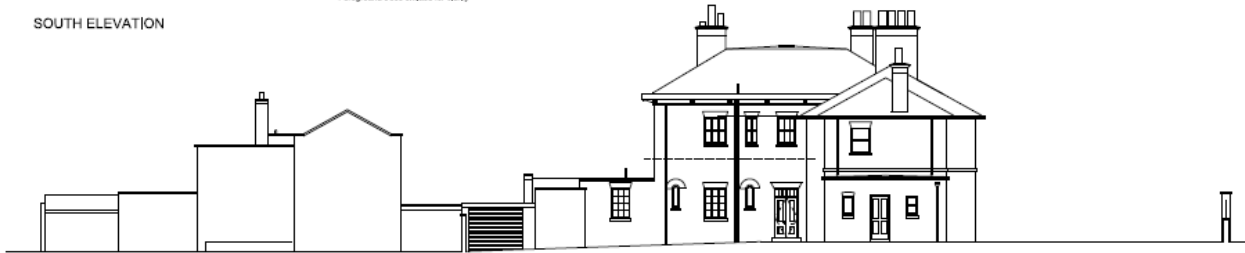
108 Highgate West Hill

Proposed elevations (Scheme B)

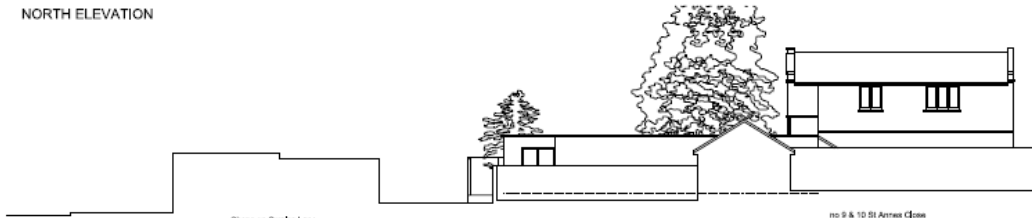


Foreground trees omitted for clarity

SOUTH ELEVATION



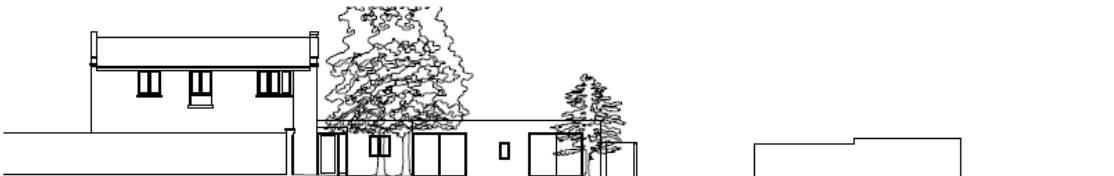
NORTH ELEVATION



Shops on Swains Lane

no 9 & 10 St Annas Close

EAST ELEVATION



no 9 & 10 St Annas Close

Shops on Swains Lane

WEST ELEVATION

PROPOSED MATERIALS

WALLS • Facing brick to match existing houses on site.
 WINDOWS/SLIDING DOORS • Colour coated aluminium framed d.p. units, Colour TBA.
 DOORS • Solid oak vertically boarded, F1100 light oak Cast system.
 ROOF • Sedum planted roof with minimum falls to internal gutters and downpipes.
 FASCIAS • Colour coated aluminium film to cap brickwork.



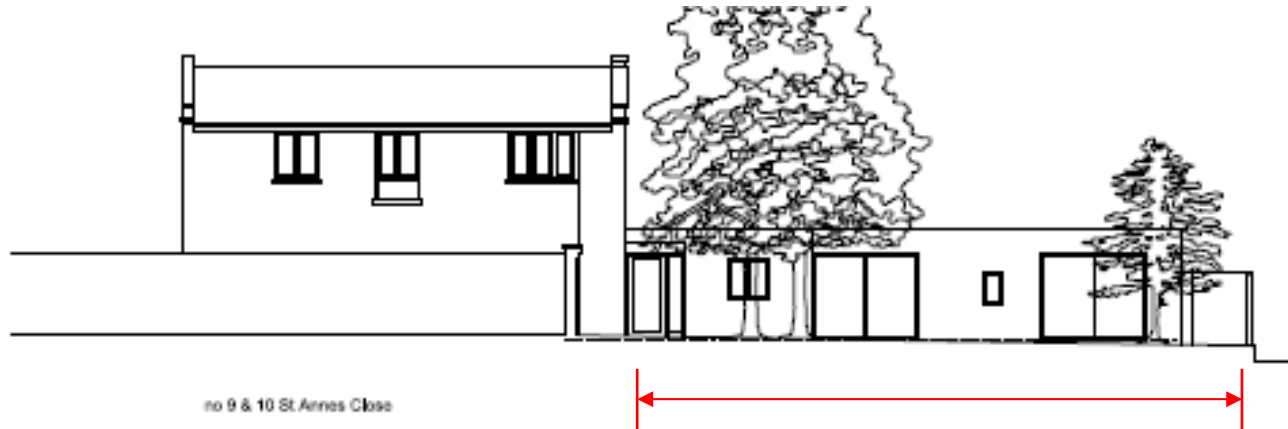
PLANNING APPLICATION

BBH/12/PL/04A
 12/150 @ A1
 DEC 2012
 A.08/23, 23. Trees located on site
 NEW BUNGALOW AT BROOKFIELD HOUSE, HIGHGATE
 PROPOSED ELEVATIONS

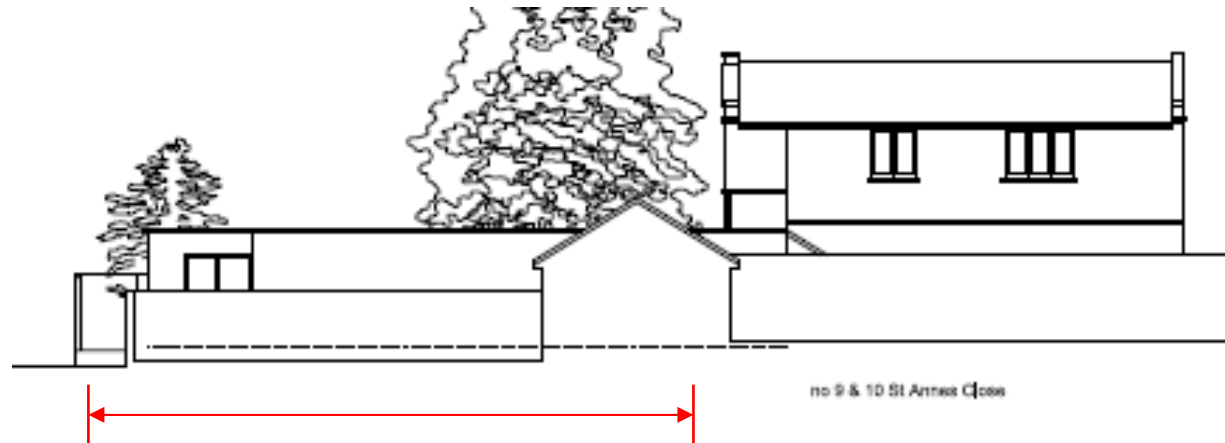


108 Highgate West Hill

Proposed elevations (Scheme B: detail)



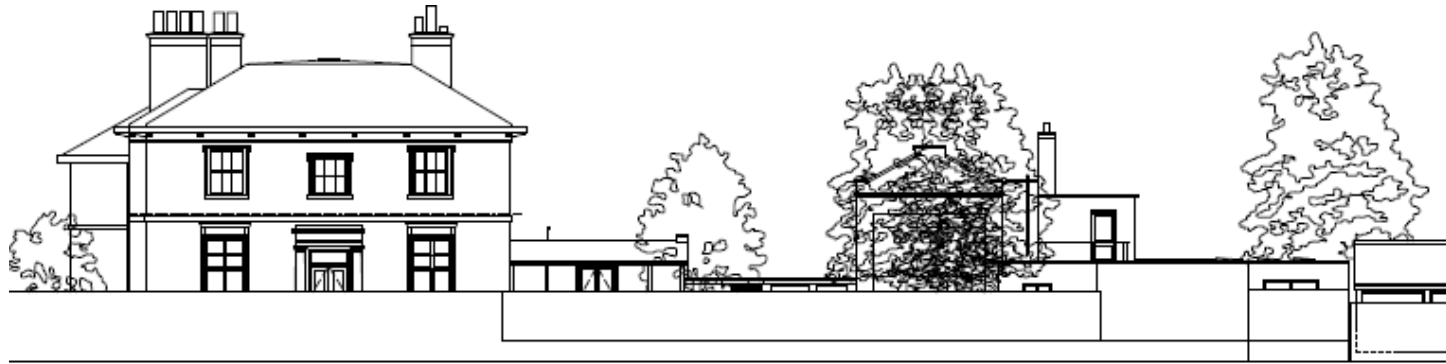
WEST ELEVATION



EAST ELEVATION

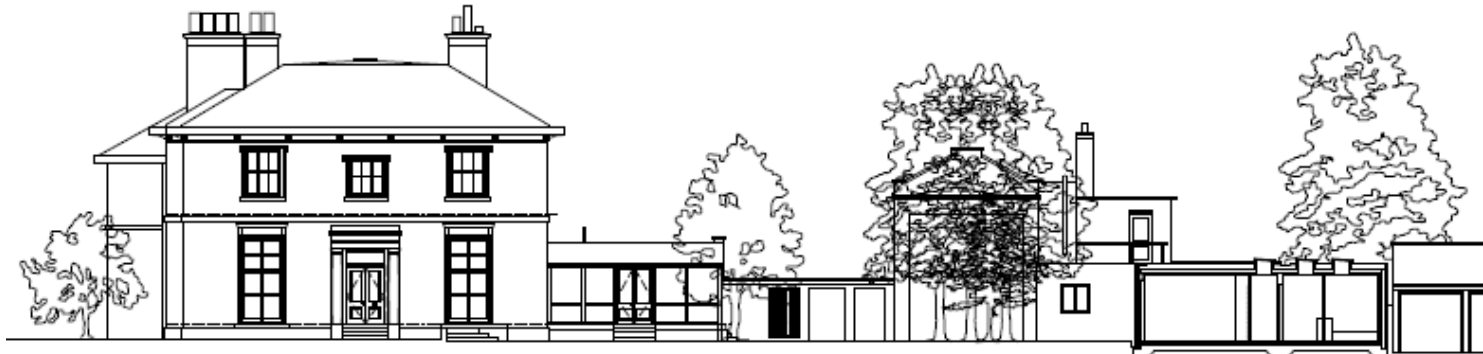
108 Highgate West Hill

Proposed elevation & section (Scheme B: detail)



Foreground trees omitted for clarity

SOUTH ELEVATION



SECTION AA - PROPOSED