

Mr Daniel Leon
Square Feet Architects
8a Baynes Mews
London
NW3 5BH

Application Ref: **2016/6541/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

24 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The Cottage
Brookfield
Highgate West Hill
London
N6 6AS

Proposal:

Erection of part single storey, part two-storey side extension to western elevation.

Drawing Nos: 1624_L_002, 1624_L_004, 1624_L_008, 1624_L_005, 1624_L_006,
1624_L_009, 1624_L_003, 1624_L_011, 1624_L_010, 1624_L_104, 1624_L_007,
1624_L_102, 1624_L_105, 1624_L_103, 1624_L_110 A, 1624_L_108 A, 1624_L_106,
1624_L_107 A, 1624_L_109 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 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 and D1 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1624_L_002, 1624_L_004, 1624_L_008, 1624_L_005, 1624_L_006, 1624_L_009, 1624_L_003, 1624_L_011, 1624_L_010, 1624_L_104, 1624_L_007, 1624_L_102, 1624_L_105, 1624_L_103, 1624_L_110 A, 1624_L_108 A, 1624_L_106, 1624_L_107 A, 1624_L_109 A

Reason:

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and A3 of the Camden Local Plan Submission Draft 2016.

- 5 Prior to the commencement of any works on site, details of all proposed pruning to facilitate the development shall be submitted to and approved in writing by the Local Planning Authority. The approved tree pruning works shall be carried out in accordance with BS399:2010.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and A3 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 Reasons for granting permission.

The size, scale, bulk and design of the proposed first and ground floor side extensions are considered to form proportionate additions that would not significantly alter the traditional character and setting of the host and neighbouring properties. Furthermore, their pitched roof design and reclaimed stock brickwork finish would ensure the development would be sympathetic to the appearance of the existing property.

The proposed extensions would be located on the western elevation of the site and their contextual design coupled with the use of appropriate external finishing materials would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development.

Given the size and location of the proposed development and the open nature of site, the proposal is not considered to cause an undue loss of amenity to neighbouring properties in terms of loss of light, outlook, or privacy as a result of its development.

No comments were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

As such, the proposal 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 and Policies D1, D2, A1 and A3 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the policies of the London Plan 2016 and 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).
- 4 Highway licenses may be required to facilitate the proposed works at the site and you are advised to obtain the relevant licences from the Council prior to commencing work on site. Further details of these licenses are available on the Camden website using the hyperlink below:

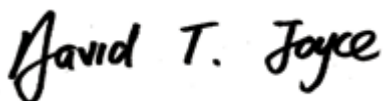
<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

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



David Joyce
Executive Director Supporting Communities