

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

Application Ref: **2017/2721/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

30 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Highfields Grove
LONDON
N6 6HN

Proposal:
Erection of a first floor infill extension and ground floor extension to the rear elevation.
Drawing Nos: Design & Access statement, Dwg.no suffix 582/P/00; 1, 2, 3, 4, 5, 6, 7.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access statement, Dwg.no suffix 582/P/00; 1, 2, 3, 4, 5, 6, 7.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed infill first floor extension and ground floor extension both to the rear are considered to be acceptable in terms of their form and proportions, and respects the character of the host building and its setting to the rear of the properties on Highfields Grove and the Highgate Village Conservation Area.

The infill first floor extension projecting from the existing roof would be in brick and have a timber framed window to match the existing property, it would not go above the height of the existing eaves height.

The rear extension would be timber cladded and have aluminium framed doors and windows which is considered acceptable as it would be modern and simplistic. It would have a flat zinc roof which would wrap round the side of the property resembling a shallow canopy.

By virtue of the proposals being to the rear and very minor, the extensions are considered minimal and subordinate to the host building in terms of its scale and location.

Due to the proposed extensions size and location, they would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook or privacy. The proposed infill extension would also have no impact on neighbour's amenity as it is housed within the centre of the hipped roofs, and the rear extension being only 1.2 metres depth.

Very similar extensions were given recently at No.3 Highfield Grove under permissions 2017/0458/P (Infill) and 2016/6386/P (Extension).

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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, 25 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 2016; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework. The proposal also accords with Policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

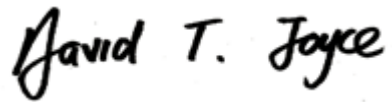
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning