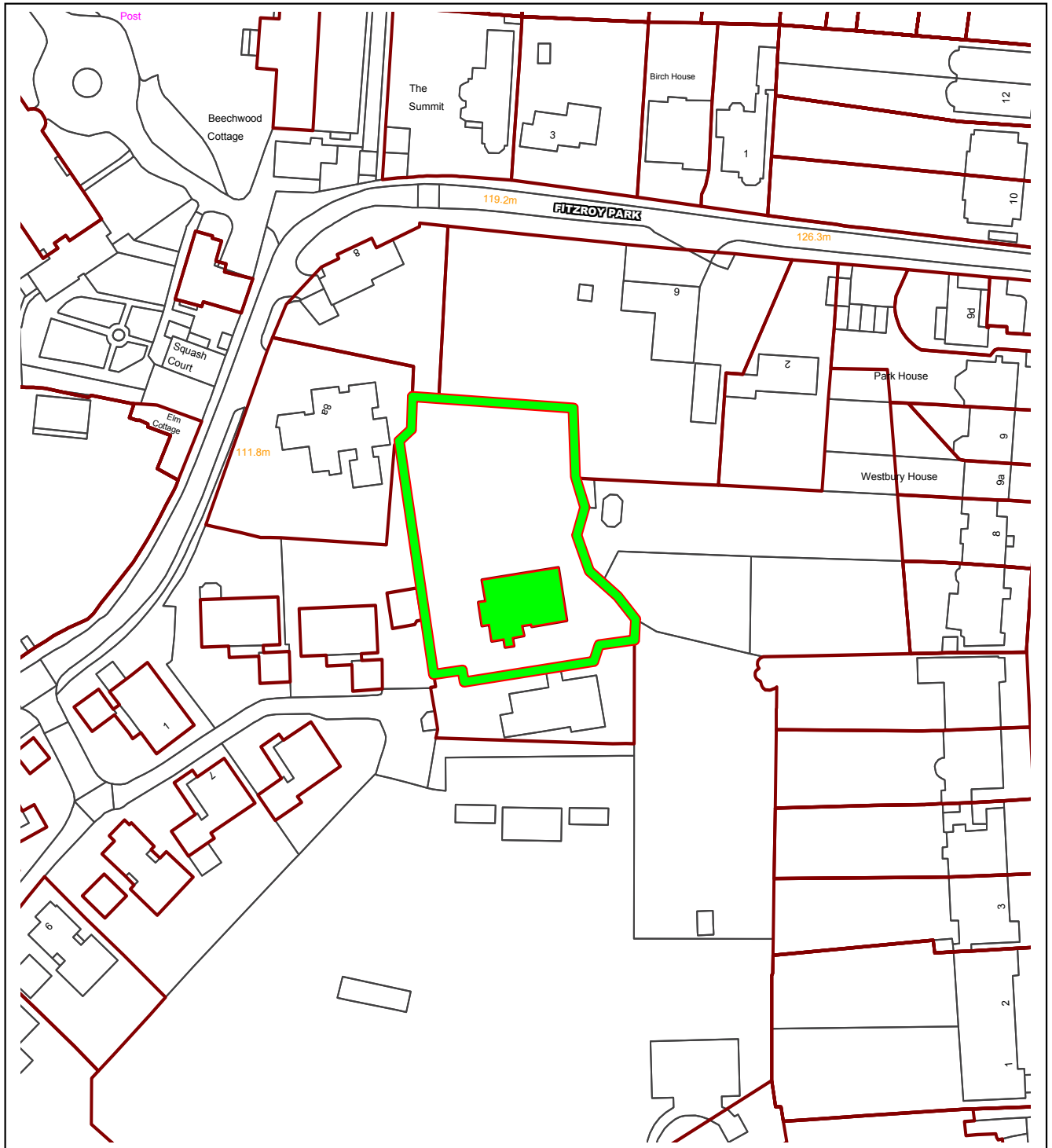


## 2017/4101/P – 4 Highfields Grove -Highgate



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**Photo 1 - Front elevation view from Highfields Grove with existing gates**



**Photo 2 - Front elevation view at front gates of next door neighbour No.5 Highfields Grove, which the current proposal replicates**

<b>Delegated Report</b> (Member's Briefing)		Analysis sheet		Expiry Date:	11/09/2017
		N/A		Consultation Expiry Date:	01/09/2017
Officer			Application Numbers		
Raymond Yeung			2017/4101/P		
Application Address			Drawing Numbers		
4 Highfields Grove London N6 6HN			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a replacement gate to front of the property.					
Recommendation:		Grant Conditional Planning Permission			
Application Type:		Householder Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	--	No. of responses	-00	No. of objections	-00
Summary of consultation responses:	1x site notice was displayed on Highfields Grove and from 11/08/2017 (expiring on 01/09/2017). Advertised in press from 10/08/2017 (expiring on 31/08/2017).  No responses received to date					
Comments from local groups:	The Highgate CAAC was formally consulted. An objection was received with the following comments:  1. The proposed gate is very 'closed' gate replacing a much more open design. 2. There is no justification for the change.  Officer's Response:  1. Please refer to paragraph 2.6 2. Please refer to paragraph 2.4					

## Site Description

The site is located on the north-eastern side of Highfields Grove which is a gated cul-de-sac and comprises of a two storey detached dwellinghouse encompassed by substantial garden space. To the west of the site is No. 3 Highfields Grove and to the northwest (close to the location of the proposed play apparatus) are Nos. 8 and 8A Fitzroy Park. No. 8A Fitzroy Park is a Grade II Listed Building.

The application site is not listed but is located within the Highgate Village Conservation Area.

## Relevant History

### No.4 Highfields Grove (Application Building):

(Ref: 2016 3885/P)- Planning permission granted on 06/09/2016 for the erection of side extension to provide additional first floor level living-space and raising level of adjoining side garden to match floor levels.

(Ref: 2016/4465/P)- Planning permission granted on 17/10/2016 for the Installation of five roof mounted air conditioning units.

(Ref:2017/1004/P) - Planning Permission granted on 26/05/2017 for erection of outbuilding.

(Ref: 2017/2296/P) – Planning permission granted on 19/06/2017 for Erection of play apparatus in rear garden

### No. 5 Highfields Grove (Next door neighbour):

(Ref: 2016/4428/P) - Planning Permission granted on 23/09/2016 for replacement front gate

## Relevant policies

### **National Planning Policy Framework, 2012**

### **The London Plan 2016**

### **Camden Supplementary Planning Guidance**

CGP1 (Design)

CPG6 (Amenity)

### **London Borough of Camden Local Plan 2017**

### **Relevant Policies:**

A1 Managing the impact of development

D1 Design

D2 Heritage

### **The Highgate conservation area appraisal and management strategy 2007**

## The Highgate Neighbourhood Plan

The Highgate Neighbourhood Plan has become part of the statutory development plan for the designated Highgate Neighbourhood Area following the Plan's approval at referendum. It is intended that the Plan will be formally 'made' (adopted) by Camden Council on 11 September 2017.

### Assessment

#### 1. Proposal

Planning permission is sought for the erection of a replacement gate to front of the property within the existing front bricked archway.

1.1 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the host building and the surrounding conservation area
- The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

#### 2. Considerations on Design

2.1 Highfields Grove is a residential gated development built in the 1980s and located within the Highgate Conservation Area. Materials used in the construction of the development (including the application building) are warm dark purple brickwork, hardwood joinery, pantiled roofs and black finished metalwork.

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 'Design' are relevant to the application: development should consider the character, setting, context and the form and scale of the neighbouring building, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3 Under the Highgate conservation area appraisal and management strategy 2007, it states under 'Gardens and front boundary treatment' :

*The installation of insensitive and inappropriate boundary treatment including excessively high entrance gates, designs, no authentic detailing, security grilles, barbed wire, broken glass, excessive security measures all help to create a hostile and visually negative environment which harms the character or appearance of the Highgate Conservation Area will be resisted by the Council.*

2.4 The Highgate Neighbourhood Plan under policy DH6 states;

*Original boundary walls, gate piers or railings should be retained unless their removal is necessary due to the condition of a structure, or replacement provision is proposed which would enhance the character of the area. In areas where matching and similar boundary walls form a recognizable part of the streetscape, for example clinker walls in Cromwell Avenue, replacements should be reinstated to match the originals. New boundary walls requiring*

*planning permission, and gated developments will not be permitted if they:*

- I. Have a detrimental impact on the open character of the street-scene; or*
- II. Result in the unnecessary removal of mature hedges or natural features which have a positive impact on the character of the local area;*
- III. Would result in a loss of visual permeability or public accessibility where this contributes to local character.*

- 2.5 The proposed timber with vertical 'Hit and Miss' slats are considered to improve upon the existing black metal mesh gate structure. The use of timber is a traditional material and would complement the brick archway. It is considered to be an acceptable design.
- 2.6 With regards to the proposed replacement, the proposal would not alter the character or appearance of the existing dwelling house by virtue of its minor nature of a replacement gate within an existing archway. Furthermore, it would be set back from the public highway and would be subordinate to the host property where the front elevation does not front the Highfield Grove gated cul-de-sac to the west. It would not be readily visible in public views or harm the street scene.
- 2.7 The CAAC objected that the proposal is considered to be rather 'closed' compared to the existing. Although the proposed gate would cover the majority of the arched opening with its taller height compared to the existing it is considered that the proposed 'Hit and Miss' slats would create a rather open appearance and as such, it is considered that the 'openness' of the gate is not materially different than existing. Furthermore, as mentioned above, the gate would not be readily visible to the public.
- 2.8 The next door neighbour at No.5 has an almost identical front timber gate installed given permission under ref: 2016/4428/P, as such the proposal is not considered out-of-character.
- 2.9 With the above taken into consideration, it is considered that the proposal would not cause harm to the character and appearance of Highfields Grove or the wider Highgate Village Conservation Area.
- 2.10 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **3. Considerations on Neighbouring Amenity**

- 3.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.
- 3.2 It is considered that the amenity of the neighbouring properties and gardens in terms of access to sunlight, daylight, outlook, noise by the proposed replacement gate would not be adversely impacted nor would it create a sense of enclosure. This is due to the minor nature of the proposal and its location to the front of the property.

#### **4. Recommendation**

Grant conditional planning permission.

#### **DISCLAIMER**

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11<sup>th</sup> September 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.*



Miss Nadia Khalifeh  
Yeates Design LLP  
74 Clerkenwell Road  
London  
EC1M 5Q

Application Ref: **2017/4101/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

1 September 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 Highfields Grove  
LONDON  
N6 6HN**

**DECISION**

Proposal:  
Erection of a replacement gate to front of the property.

Drawing Nos: Design & Access statement, 565/P/001, 565/P/100, 565/P/101, 565/P/105, 565/P/106.

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).

Executive Director Supporting Communities



- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Design & Access statement, 565/P/001, 565/P/100, 565/P/101, 565/P/105, 565/P/106.

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 that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

Director of Regeneration and Planning

**DRAFT**

**DECISION**