

Mr. David Mansoor  
Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
Hendon  
NW4 4AR

Application Ref: **2017/0924/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

13 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**106 Highgate Road**  
**London**  
**NW5 1PB**

Proposal: Demolition of rear outbuilding and lowering of existing rear patio area with alterations to rear window and door configurations. Lowering of internal ground floor level by 200mm and various internal alterations.

Drawing Nos: HIRFT-L001, HIRFT-E001, HIRFT-E002, HIRFT-L201, HIRFT-E201, HIRFT-E202, HIRFT-P001, HIRFT-P005, HIRFT-P201, HIRFT-P205, HIRFT-S001, HIRFT-S201, HIRFT-LGD001, Planning, Design, Access and Heritage Statement dated February 2017, Simon Pryce Arboriculture Report dated 17/08/2016, Flood Risk Assessment ref: 65145.01R1 dated October 2016, SuDS report ref: 65145.02R1 dated 02/06/2017, Structural report by Michael Chester & Partners dated 05/09/2016, Basement Impact Assessment by ESI Ltd, and supplementary BIA information dated May 2017.

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 policies 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: HIRFT-L001, HIRFT-E001, HIRFT-E002, HIRFT-L201, HIRFT-E201, HIRFT-E202, HIRFT-P001, HIRFT-P005, HIRFT-P201, HIRFT-P205, HIRFT-S001, HIRFT-S201, HIRFT-LGD001, Planning, Design, Access and Heritage Statement dated February 2017, Simon Pryce Arboriculture Report dated 17/08/2016, Flood Risk Assessment ref: 65145.01R1 dated October 2016, SuDS report ref: 65145.02R1 dated 02/06/2017, Structural report by Michael Chester & Partners dated 05/09/2016, Basement Impact Assessment by ESI Ltd, and supplementary BIA information dated May 2017.

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposals are considered to preserve the special interest of the Grade II listed building, the character of the wider Dartmouth Park Conservation Area and are acceptable. There is no objection to the proposed demolition of the existing single storey rear extension. This structure is considered to be of limited significance, and

while it is of some age, its demolition is not considered to cause an unacceptable level of harm to the overall significance of 106 Highgate Road. Its removal will allow for the better use and opening up of the garden to provide improved amenity space for the occupiers. The Council's Conservation Officer has confirmed the works are acceptable.

To the rear, the existing timber garden door will be replaced with a new timber sash window to match the existing, which is considered an improvement; and the existing lower ground floor window cill will be lowered to provide access into the new lowered garden. This appears to be an original opening and therefore would not result in a harmful loss of historic fabric.

The proposals include the lowering of the internal ground level by 200mm and excavation of rear garden level by 1.5m. The applicant has submitted a basement impact assessment which has been independently audited by Campbell Reith. Following the submission of additional details, Campbell Reith have confirmed the development would meet the criteria of CPG4 and would not cause harm to the host building, neighbouring buildings, or land stability and local ground and surface water conditions. An arboricultural report has been submitted and is considered sufficient to demonstrate that the trees to be retained on neighbouring site will not be adversely affected by the proposed development.

The Council's Transport Officer has confirmed a CMP would be unnecessary in this instance, and that there are no objections to the development.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 2 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).
- 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

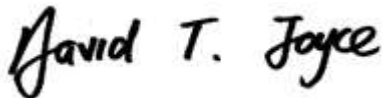
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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

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