

Mr Brian O'Reilly  
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31 Oval Road  
London  
NW1 7EA

Application Ref: **2017/5939/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

18 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**98 Highgate West Hill  
LONDON  
N6 6NR**

Proposal:

Erection of single storey lower ground floor rear extension, first floor rear part infill extension, rear and side dormer roof extensions; installation of four rooflights to the side roof slope; infill of first floor south side facing window and addition of first floor obscure glazed north side facing window

Drawing Nos: Site Location Plan, 442-101-E, 442-102-E, 442-103-E, 442-104-E, 442-200-E, 442-201-E, 442-202-E, 442-203-E, 442-300-E, 442-301-E, 442-101-P, 442-102-P, 442-103-P, 442-104-P, 442-200-P, 442-201-P, 442-202-P, 442-203-P, 442-300-P, 442-301-P

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 and policies DH2, DH3, DH4, DH5 and DH10 of the Highgate Neighbourhood Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 442-101-E, 442-102-E, 442-103-E, 442-104-E, 442-200-E, 442-201-E, 442-202-E, 442-203-E, 442-300-E, 442-301-E, 442-101-P, 442-102-P, 442-103-P, 442-104-P, 442-200-P, 442-201-P, 442-202-P, 442-203-P, 442-300-P, 442-301-P

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

- 4 No development shall take place until full details of replacement tree planting have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. Any tree which, within a period of 5 years from the completion of the development, dies, is removed or becomes seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH10 of the Highgate Neighbourhood Plan 2017.

- 5 The new north side facing windows shall be obscure glazed, as shown on the approved drawings, and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear and side extension replaces an existing ground floor rear-facing bay window and small store addition. The development will extend 3.1m to the rear, infilling to the side to the full width of the site at ground floor level up to a height of 3m. The rear facade will contain 'Crittall style' steel framed

windows and double doors which are considered appropriate for the age and character of the house.

When viewed from the front, the proposals preserve the existing front facing gate and partial depth side passage behind. This mitigates the visual effect of the side extension and enables the house to maintain its recognisable character as a detached house and does not result in an overly bulky or dominant extension or harm to the character of the streetscene.

Overall, the proposed ground floor extension is considered to be subordinate to the host building in terms of design, form and scale. It is considered that the development still allows for the retention of a reasonably sized and usable rear garden.

The ground floor extension will result in the loss of an established tree. The loss of the tree is considered acceptable provided a replacement tree is planted, to be secured by planning condition and approved by the Local Planning Authority.

The surrounding houses are characterised by a variety of dormer extensions to both side and rear roof slopes. The proposed side and rear dormers are relatively small scale, being set in from the roof hips, preserving significant amounts of roof slope below and to the sides, and containing windows which are subordinate in size to the windows below. The rooflights are considered modest in number and size and are also acceptable.

No. 99 Highgate West Hill has an existing ground floor rear extension of a comparable depth along the boundary, thus the proposed extension will not materially impact the amenity of these neighbours.

No. 97 Highgate West Hill is situated uphill with its rear garden level elevated 0.6m higher than no. 98. This mitigates any impact the proposal has on the neighbour and on balance the proposed depth of 3.1m with a height of 2.4m along the boundary is not considered to result in material harm to the amenity of the occupiers of this property in terms of loss of daylight, sunlight, outlook or privacy. The proposed side facing windows at first floor level will be set 1.6m above the internal floor height and will be bottom hung and obscure glazed. The side dormer windows will also be obscure glazed and bottom hung opening only at a height above 1.8m. As such it is not considered that the addition of side facing windows will cause any loss of privacy, provided a condition is attached to ensure this obscure glazing is provided and retained as such.

No objections were received prior to making this decision; comments from the local groups were taken into account when making this decision. 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 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.

As such, the proposal is in general accordance with policies D1, D2, A1 and A3 of the Camden Local Plan 2017 and policies DH2, DH3, DH4, DH5 and DH10 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

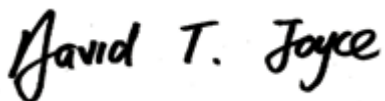
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Director of Regeneration and Planning