

Mr Myles Payne
11 Highgate West Hill
London
N6 6JR

Application Ref: **2017/4908/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

24 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
11 Highgate West Hill
LONDON
N6 6JR

Proposal:
Rebuilding and raising of front boundary wall; Relocation of steps; Erection of 4 retaining walls, new paving and covered bin store to front garden; Removal and replacement of front garden tree (TPO)
Drawing Nos: Site Location Plan (unnumbered), 102.010, 102.011, 102.020/d, 102.021/b, 102.022

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (unnumbered), 102.010, 102.011, 102.020/d, 102.021/b, 102.022

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials to be provided on site
 - b) Plan and elevation drawings, including details of materials and paint colour of the proposed bin store at a scale of 1:10;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 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 A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

No. 11 Highgate West Hill is a Grade II listed heritage asset. This proposal will demolish and rebuild the existing front boundary wall and raise its height by 0.5m. The existing stone steps will be retained and relayed 1m further back from the

frontage. Four new low level retaining walls will be erected across the front garden and a new paved path laid.

The proposed bin store will have closeboard timber doors and roof in order to shield the bins from view and as such will be an enhancement to the host building and the wider streetscene. Further details of the bin store are required by condition.

The additional height of the front boundary wall will remain comparable in scale to adjacent front walls along Highgate West Hill and will preserve the setting of the listed building and the character of the surrounding conservation area. Existing bricks will be retained and reused. Details of all new hard surface materials are to be secured by condition.

The additional height of the front wall and the small scale of the cross-garden retaining walls would not result in harm to neighbour amenity.

The proposal includes the removal of a tree subject to a Tree Preservation Order and its replacement. This has been assessed and considered acceptable by the Council's arboriculture officer subject to an acceptable replacement, details of which to be provided by condition for the Council's approval.

As such, the proposal is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

No objections were received prior to making this decision. One online comment was received with the respondent stating they were unable to view the plans, however the planning officer confirms that all relevant documents were publicly visible online and no other contact was received. 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 and its features of special architectural or historic interest, under s.16 of the 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 2013.

- 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

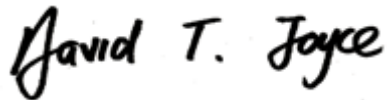
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden
website or seek prior approval under Section 61 of the Act if you anticipate any
difficulty in carrying out construction other than within the hours stated 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