

Application ref: 2017/6297/P
Contact: Tony Young
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Date: 4 May 2018

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Mainstay
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Brookfield Mansions
5 Highgate West Hill
LONDON
N6 6AT

Proposal:
Reconfiguration of hardstanding and walkways in front of rear entrances to Blocks B and C on north-west elevation, including creation of recycling bins and cycle storage space within existing recessed area between both blocks.

Drawing Nos: Site location plan; 014.1 rev A, 016, 017, 018, 019, 022 rev A, 024, 025.

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 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: Site location plan; 014.1 rev A, 016, 017, 018, 019, 022 rev A, 024, 025.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the reconfiguration of 2 existing areas of hardstanding and walkways in front of the rear entrances to Blocks B (flats 33-40) and C (flats 41-48) on the north-west elevation, including the creation of a recycling bin store space and a cycle storage space within an existing recessed area between both blocks, to allow for improved and safe access to these entrances and areas.

The proposals would involve raising up the existing concrete hardstanding areas in front of each block entrance by approximately 130mm and replacement with new block paving. The existing sets of steps and black metal railings would be adjusted accordingly and extending to allow for improved ease of access to each entrance, all materials to match existing materials as closely as possible. Removable metal grates would be introduced over existing side voids and drainage gullies, central pavours being laid to allow for run-off and capture of any surface water into existing drainage points, so ensuring that an acceptable level of rainwater attenuation and drainage management is maintained.

The existing recessed space between both blocks would also be raised up by approximately 350mm and replaced with a new concrete hardstanding area to allow for accessible bin and cycle storage spaces. An existing rear retaining wall in front of a lightwell would also be raised up accordingly in brickwork to match existing materials. 4 metal bollards would be introduced to allow for a fixed position of recycling bins and prevent undue movement. 2 fixed cycle stands would be created at the back of the existing recessed area. An existing low retaining wall would be raised and a new retaining wall added on the opposite side next to the driveway, and a nearby hedge modestly trimmed to allow for clear access to the bin and cycle storage spaces, as well as, to provide a degree of screening.

The area affected by the proposals are entirely at the rear of the property and not viewable from Highgate West Hill nor any neighbouring properties. The proposed design, use of materials and colour would ensure that all new hardstanding, steps, low brick walls and railings would match as closely as possible existing features and treatments at the host property, so ensuring there would be no adverse visual impact. The proposals would also not involve any loss of garden space, soft landscaping, nor impact adversely on any trees. Overall, the proposal is considered

to be a modest and appropriate alteration within the context of the age and style of the rear of the host property, and would be in keeping with the character and appearance of the Highgate Village Conservation Area, and as such, would be acceptable.

There are no amenity concerns to existing residents within these blocks or indeed neighbouring blocks given that the nature of the use and activity associated with these existing entrance areas would remain the same. The use of the recessed area would lead to some increase in activity. However, bins are currently left near to this space with the associated noise and activity that this already brings. The nearest windows at ground and 1st floor levels within the recessed area being bathroom windows with mainly opaque or frosted glass so there are no privacy concerns.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Highgate Village Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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 2017, London Plan 2016, and National Planning Policy Framework 2012.

- 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.
- 3 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).

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 T. Joyce

David Joyce
Director of Regeneration and Planning