

Application ref: 2018/1839/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 12 June 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE  
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[www.camden.gov.uk](http://www.camden.gov.uk)

Burgess Mean Architects  
1 The Warehouse  
12 Ravensbury Terrace  
London  
SW18 4RL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**20 Highfields Grove**  
**London**  
**N6 6HN**

Proposal:  
Creation of new ground floor side elevation door opening to provide garden access.  
Drawing Nos: P/01 Rev B, P/02 Rev C, P/03 Rev B, Cover letter dated 8 March 2018 and  
Design and Access Statement dated March 2018.

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: P/01 Rev B, P/02 Rev C, P/03 Rev B, Cover letter dated 8 March 2018 and Design and Access Statement dated March 2018.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed door opening to the side elevation is considered acceptable by virtue of its detailed design, location and size. The new bifolding doors would match the height and design of the existing window openings on this elevation and are considered a sympathetic alteration to the host building that would not be subject to any public or private views. The proposals would be in keeping with the existing fenestration and would preserve the appearance of the building and wider Highgate Village Conservation Area.

Due to the location of the new opening, the distance of the nearest neighbouring property and the existing boundary treatment, it is not considered to cause harm to neighbouring amenity in terms of overlooking, outlook, or daylight.

No objections were received prior to the determination of this application.

The planning history of the site has been taken into account when coming to this decision. 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 2017 and policy DH2 of the Highgate Neighbourhood Plan. The proposed development also accords with the London Plan 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



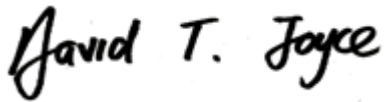
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS  
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden  
website or seek prior approval under Section 61 of the Act if you anticipate any  
difficulty in carrying out construction other than within the hours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