

Application ref: 2018/1800/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 13 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Cotleigh Consulting
23 - 24 Green Lanes
Southgate
London
N14 6EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
51 Highgate West Hill
LONDON
N6 6DA

Proposal:
Erection of single storey rear extension at rear ground floor level, installation of new window to bathroom on existing outrigger at rear first floor level, smooth rendering of ground floor to front of the building, installation of new pavement balustrade.
Drawing Nos: Existing plans: CC3715/PLN01, CC3715/PLN02, CC3715/PLN03.
Proposed drawings: CC3715/PLN04C, CC3715/PLN05A, CC3715/PLN06C, CC3715/PLN07B.

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:

Existing plans: CC3715/PLN01, CC3715/PLN02, CC3715/PLN03.

Proposed drawings: CC3715/PLN04C, CC3715/PLN05A, CC3715/PLN06C, CC3715/PLN07B.

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

- 4 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) 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).

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.

Informative(s):

- 1 Reasons for granting permission.

51 Highgate West Hill is a grade II listed terraced property within the Highgate Village Conservation Area, which consists of three storeys on Highgate West Hill and four storeys to the rear (including a lower ground storey). At the rear there is a garden that serves the property, which backs on to Pond Square.

The re-rendering of the front elevation is considered acceptable given it is proposed on a 'like-for-like' basis. The proposed balustrade to the front of the property would match the existing balustrades of other properties in the terrace and is considered of appropriate character.

Given the size and lightweight nature of the proposed lower ground floor rear

extension, it is considered acceptable in conservation and design terms. The proposed new bathroom timber sash window at first floor level on the outrigger at the rear is considered to be in character with the host building in terms of proportions and materials.

The lower ground floor extension at the rear would not impact on the amenity of neighbouring properties given its height and location. The new window at rear first floor level would face directly towards Pond Square and not towards any neighbouring properties and therefore would not cause any material loss of privacy.

The Highgate Society objected to the original scheme, which featured rear and front rooflights, pavement lights and a new terrace and door on the roof of the outrigger. Following revisions removing the above elements, the objection has been withdrawn. The planning history of the site has been 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 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan (2017). The proposed development also accords with the London Plan (2016); and the National Planning Policy Framework (2012).

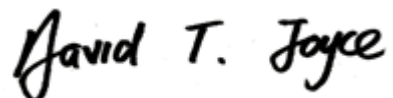
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning