

Application ref: 2018/2238/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 20 September 2018

**Development Management**  
Regeneration and Planning  
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STS Structural Engineering Ltd  
58 Crossway  
Welwyn Garden City  
AL8 7EE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:

**79 Highgate West Hill  
London  
N6 6LU**

Proposal:

Erection of replacement single storey side extension

Drawing Nos: 1803-1115-001; 1803-1115-002; 1803-1115-003; 1803-1115-004 (Rev C); 1803-1115-005 (Rev B); 1803-1115-006 (Rev B); 1803-1115-DAS1revA

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: 1803-1115-001; 1803-1115-002; 1803-1115-003; 1803-1115-004 (Rev C); 1803-1115-005 (Rev B); 1803-1115-006 (Rev B); 1803-1115-DAS1revA

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

Informative(s):

- 1 Reasons for granting permission.

The existing timber conservatory extension, whilst not original, is subordinate to the host property and illustrates a three-phase build process comprising: the host building; an earlier extension that is to remain albeit with alterations; and the extension to be replaced.

The proposed replacement extension, as now revised, is considered to be an appropriate replacement that retains a secondary and more lightweight appearance compared to the solidity of the earlier extension and host building itself. The replacement extension would be slightly higher than the existing but would still sit lower on the host building compared to the earlier extension. It is to be constructed in matching brickwork with a large volume of glazing separated by brick mullions.

The two existing windows and door on the earlier retained extension would be replaced by three larger window openings that would match the style of window found elsewhere on the property and are considered to be appropriate.

The property sits in a very large plot and the replacement extension would not be visible in either public or private views and as such the proposal is considered to preserve the character and appearance of the conservation area.

Special attention has been paid to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The replacement extension would not be located near the windows of neighbouring properties and therefore it would not cause any adverse impacts on the amenity of adjoining residential occupiers.

One local amenity society originally objected to the application on heritage grounds but has withdrawn their objection following revisions. No other objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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

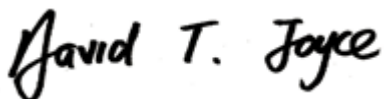
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

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