

Application ref: 2018/5656/P
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Development Management
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John Senter Architect
10 Constable Walk
College Road
Dulwich
London
SE217LX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
107 Highgate West Hill
London
N6 6AP

Proposal: Erection of single storey side extension following demolition of existing.
Alterations to fenestration and internal works.

Drawing Nos: 107 HWH/LP-01; 107 HWH/SP-02; 107 HWH/EX.P-03; 107 HWH/EX.E-05; 107 HWH/EX.E-06; 107 HWH/EX.E-07; 107 HWH 20; 107 HWH 21; 107 HWH 22; 107 HWH 23; 107 HWH 24; 107 HWH 25; 107 HWH 26; 107 HWH 27; 107 HWH -15; Tree Constraints Plan; Tree Protection Plan and Tree survey, arboricultural impact assessment and tree protection plan.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

107 HWH/LP-01; 107 HWH/SP-02; 107 HWH/EX.P-03; 107 HWH/EX.E-05; 107 HWH/EX.E-06; 107 HWH/EX.E-07; 107 HWH 20; 107 HWH 21; 107 HWH 22; 107 HWH 23; 107 HWH 24; 107 HWH 25; 107 HWH 26; 107 HWH 27; 107 HWH -15; Tree Constraints Plan; Tree Protection Plan and Tree survey, arboricultural impact assessment and tree protection plan.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated 19/10/2018 ref. K34 by Martin Dobson Associates.

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informatives:

- 1 Reasons for granting permission:

The proposal is for a replacement single storey side extension following the demolition of the existing extension. The replacement will match the width of the existing and will project 0.7m deeper and stand 0.3m higher than the existing. The extension was revised to be finished in grey brick with aluminium and timber fenestration following feedback from officers. Although the extension would be visible from Highgate West Hill and St Anne's Close which is a private laneway, it is considered that as the proposal would only involve a slight increase in depth and height and as such is acceptable in this instance. The proposal would still allow for the retention of a generously sized and usable rear garden. Overall, the proposed replacement extension would remain subordinate to the host building in terms of design, form and scale, and would respect and preserve the design and proportions of the host property, the character of the street and the Conservation Area.

The existing door on the eastern elevation at ground floor will be replaced with a window and an existing window will be replaced with a smaller scale window.

The proposed new timber windows would match the design and materials of the existing window on the host building and due to their location at this low level, views would be limited from Highgate West Hill. Due to their sensitive design and location, the proposed windows are not considered to result in harm to the character and appearance of the host building, streetscene or wider conservation area.

The revised proposal is not considered to cause harm to the grade II building's special interest or setting, or to character and appearance of the Dartmouth Park Conservation Area.

The replacement windows would have a similar outlook to the existing and the replacement extension is only marginally larger in scale and it is significantly set away from neighbouring boundaries. Therefore the proposal is not considered to harm the amenity of any neighbouring property in terms of loss of neighbouring privacy, light, outlook or result in overlooking.

Within the side garden, it was noted that there are a number of mature trees. The tree protection details and method statement submitted are sufficient to demonstrate that the trees to be retained will be adequately protected throughout development. A condition would be added to ensure that the works proceed in accordance with the submitted methodology.

Highgate CAAC withdrew their objection following the revisions to the proposals. No other comments were received during the statutory consultation period. The site's planning history and relevant appeal decisions were 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 regard has been given to the desirability of preserving or enhancing the character and 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 Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 paragraph 38 of the National Planning Policy Framework 2018.

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