

Application ref: 2018/4829/P
Contact: Alyce Keen
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Date: 23 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Square Feet Architects
95 Bell Street
London
NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8 Brookfield Highgate West Hill
London
N6 6AS**

Proposal:

Extension of existing dormer on north roof slope. Use of lower level flat roof as private terrace, including alterations to balustrades.

Drawing Nos: 1730_L_001; 1730_L_010; 1730_L_011; 1730_L_012; 1730_L_020;
1730_L_021; 1730_L_022; 1730_L_023; 1730_L_040.
1730_L_111 Rev C; 1730_L_112 Rev B; 1730_L_120 Rev C; 1730_L_123 Rev C;
1730_L_121 Rev A; 1730_L_122 Rev A; 1730_L_140 Rev A.

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:
1730_L_001; 1730_L_010; 1730_L_011; 1730_L_012; 1730_L_020;
1730_L_021; 1730_L_022; 1730_L_023; 1730_L_040.
1730_L_111 Rev C; 1730_L_112 Rev B; 1730_L_120 Rev C; 1730_L_123 Rev C;
1730_L_121 Rev A; 1730_L_122 Rev A; 1730_L_140 Rev A.

Reason:

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

- 4 The balustrade for the terrace should be constructed of painted black metal railings.

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.

The proposed extension of the existing dormer on the north roof slope is considered subordinate in terms of its form and scale and would preserve the character and setting of the host and neighbouring properties. The dormer is considered to be acceptable as the dormer does not cut through the roof ridge and is primarily concealed behind the chimney stack. The timber door and lead materials are in keeping with the existing. The black painted metal balustrades are of a traditional style and as they are considerably setback in from the edges of the terrace, therefore they will have limited visibility within views in the conservation area.

The use of the lower level flat roof as a private terrace is not considered to harm the amenity of neighbouring residents, as it would not provide dissimilar views then are already present from the terrace.

Two objections were received following statutory consultation, which are addressed in the consultation summary. The sites 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 or enhancing 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 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.

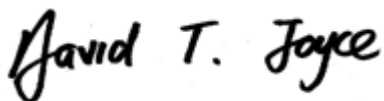
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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