

Application ref: 2018/6095/P  
Contact: Matthew Dempsey  
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Date: 4 April 2019

**Development Management**  
Regeneration and Planning  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**81 Hillway**  
**London**  
**N6 6AB**

Proposal: Installation of dormer to the northern elevation.

Drawing Nos: Site Location Plan 785.000, Existing Drawings: 785.111, 785.112, 785.113, 785.114, 785.115, 785.116, 785.117, Proposed Drawings: 785.211, 785.212, 785.213, 785.214, 785.215, 785.216, 785.217, Approved Drawings: 785.212a, 785.213a,

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 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 Site Location Plan 785.000, Existing Drawings: 785.111, 785.112, 785.113, 785.114, 785.115, 785.116, 785.117, Proposed Drawings: 785.211, 785.212, 785.213, 785.214, 785.215, 785.216, 785.217, Approved Drawings: 785.212a, 785.213a,

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

- 4 Prior to first occupation of the development the dormer window shall be obscured glazed and fixed shut and shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative:

- 1 Reasons for granting permission.

Planning permission is sought for the installation of a dormer to the northern elevation. Planning permission has already been granted for a smaller dormer in this location under application reference: 2017/38000/P. This new application is effectively to increase the size of the approved dormer under that previous permission. The purpose of applying for a increase in dormer size is to allow for more head-room to access the internal staircase to the converted loft space.

The proposed dormer shall be set back from the roof eaves by 600mm and be set down from the main roof ridge by 800mm, in accordance with Camden's planning guidance. It would retain a sufficient separation distance between the ridge and dormer roof and would not be out of character given the pattern of surrounding development. The neighbouring property, No 79, has had two dormers installed granted under planning application reference 2008/23542/P, and there are several other example of variously styles dormers in existence along the street on either side.

The new dormer shall be fitted with obscured glazing and built-shut in order to protect the privacy of neighbours and a condition would be added to ensure these measures are maintained in perpetuity. The window frames will be timber framed, painted white to match existing fenestration on the property and within the surrounding area. Tiles used to cover the pitched roof to the new dormer shall be sourced to match existing tiles on the main roof.

The size of the proposed dormer and its detailed design are considered acceptable and would be sympathetic to the host building and wider street scene. As such, the proposed development would preserve the character and appearance of the host building and this part of the Holly Lodge Estate Conservation Area.

No objections have been received prior to the determination of this application.

The site's planning history and relevant appeal decisions were 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 policies DH2 and DH5 of the Highgate Neighbourhood Plan. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer