

Application ref: 2018/5514/P  
Contact: Charlotte Meynell  
Tel: 020 7974 2598  
Date: 4 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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P A Design  
52 Bailey Road  
Leigh on Sea  
SS9 3PJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted and Enforcement Action to be Taken**

Address:

**68 Highgate Road  
London  
NW5 1PA**

Proposal:

Erection of single storey rear extension with green roof above; replacement of 2 x rear doors with timber framed single glazed windows; replacement of front and rear windows with timber framed single glazed sash replacements; replacement of existing rooflight; replacement of concrete roof tiles with slate (part retrospective).

Drawing Nos: P1 01; P1 02; P1 03 A; P1 04 B; P1 05 B; P1 06 C; P1 07; P1 08 A; P1 09; As-Built Window Drawings (prepared by Eco Double Glazing Ltd, received 07/01/2019); Design and Access Statement (prepared by Paul Aldridge Design, received 12/11/2018); Heritage Statement Rev. 5.0 (prepared by Fuller Long, dated 19/03/2019); Letter in Response to Dartmouth Park Conservation Advisory Committee's Objection (prepared by Fuller Long, dated 25/02/2019); Photo Sheet of As-Built Staircase (dated December 2018); Photo Sheet of Pre-existing Staircase (dated December 2018); Proposed Door Specification (dated December 2018); Proposed Sash Window Specification Sheet (dated December 2018); Proposed Timber Flooring Specification Sheet (dated December 2018); Schedule of Internal and External Features Rev. A (dated March 2019); Schedule of Works (prepared by Fuller Long, received 07/01/2019).

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 P1 01; P1 02; P1 03 A; P1 04 B; P1 05 B; P1 06 C; P1 07; P1 08 A; P1 09; As-Built Window Drawings (prepared by Eco Double Glazing Ltd, received 07/01/2019); Design and Access Statement (prepared by Paul Aldridge Design, received 12/11/2018); Heritage Statement Rev. 5.0 (prepared by Fuller Long, dated 19/03/2019); Letter in Response to Dartmouth Park Conservation Advisory Committee's Objection (prepared by Fuller Long, dated 25/02/2019); Photo Sheet of As-Built Staircase (dated December 2018); Photo Sheet of Pre-existing Staircase (dated December 2018); Proposed Door Specification (dated December 2018); Proposed Sash Window Specification Sheet (dated December 2018); Proposed Timber Flooring Specification Sheet (dated December 2018); Schedule of Internal and External Features Rev. A (dated March 2019); Schedule of Works (prepared by Fuller Long, received 07/01/2019).

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

- 4 Prior to commencement of the rear extension, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
  - i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for

maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.
- 4 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.

5 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Borough Solicitor to issue

an Enforcement Notice alleging a breach of planning control.

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.

### **ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control

You can find advice in regard to your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer