

Application ref: 2019/2044/P
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Sutherland Hussey Harris Architects
Fao. Mr Charles Sutherland
99 Giles Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

3 Bacon's Lane
London
N6 6BL

Proposal:

Erection of single storey rear extension; erection of new garage to southern boundary; partial conversion of existing garage to habitable room and installation of new doors; over-cladding of the building with powder coated aluminium incorporating new balconies to front, sides and rear with alterations to fenestration and front entrance canopy; relocation of front entrance door; enlargement of rear dormer and erection to 2 x new dormers to side roof slopes; erection of new front and side garden walls; demolition of 2 x chimney stacks; and alterations to garden levels.

Drawing Nos: L-001, EX-P-004, EX-E-013, EX-P-002, EX-P-001, EX-E-011, EX-P-003, EX-E-012, PI-E-016, PL-E-015, PL-E-017, PL-P-005 rev A, PL-E-013, PL-P002, PL-P-001, PL-E-011, PL-P-004, PL-P-003, PL-E-012, PL-E-014.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed ground floor rear extension, overcladding and outbuilding, by reason of their scale, siting and detailed design, would cumulatively represent overdevelopment of the site, causing harm to the character and appearance of the

building and its setting, the verdant and open character of the cul-de-sac and the Highgate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DH2 (Development Proposals in Highgate's Conservation Areas) and DH3 (Rear Extensions) of the Highgate Neighbourhood Plan 2007.

- 2 The proposed boundary treatment, hard landscaping and extensive outbuildings would result in the loss of garden space and open nature of the site, resulting in a detrimental impact to the character and appearance of the building and its setting as well as the verdant and open character of the cul-de-sac and the Highgate Conservation Area, contrary to policies A1 (Managing the impact of development), A3 (Biodiversity), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, and Policies DH10 (Garden land and Backland Development), DH2 (Development Proposals in Highgate's Conservation Areas), and DH6 (Front Boundaries) of the Highgate Neighbourhood Plan 2007.

- 2 The applicant has failed to demonstrate, by way of a suitably comprehensive arboricultural impact assessment and method statement, that the proposed development would not damage the existing mature trees and cause harm to the local visual amenity, contrary to policies A1 (Managing the impact of development) and A3 (Biodiversity) of the Camden Local Plan 2017, and Policy DH10 (Garden land and Backland Development) of the Highgate Neighbourhood Plan 2007.

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