

Application ref: 2019/2647/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 15 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

McDougall Architects Ltd
4 Squires Road
Marston Moretaine
MK43 0QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**20 West Hill Park
London
N6 6ND**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2019/0591/P dated 21/03/2019 (for Installation of 1x rooflight to the rear roof slope of the dwelling house (Class C3), namely to allow an additional rooflight to the front roof slope.

Drawing Nos:

Superseded Drawings: Design & Access Statement dated 18 Mar 2019, (130 L) 01, 010, 011, 014, 015, 016, 017, 018, 021, 030, 031 Rev P1, 034 Rev P1, 035 Rev P1, 036, 037, 039 Rev P1

Amended Drawings: Design & Access Statement dated 21 May 2019, (130 L) 01, 010, 011, 014, 015, 016, 017, 018, 021, 030, 031 Rev P2, 034 Rev P2, 035 Rev P2, 036, 037, 038, 039 Rev P2

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 the original planning permission ref 2019/0591/P dated 21/03/2019.

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 For the purposes of this decision, condition no.3 of planning permission 2019/0591/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans Design & Access Statement dated 21 May 2019, (130 L) 01, 010, 011, 014, 015, 016, 017, 018, 021, 030, 031 Rev P2, 034 Rev P2, 035 Rev P2, 036, 037, 038, 039 Rev P2

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

Informative(s):

- 1 Reason for granting permission-

Properties within West Hill Park estate do not benefit from permitted development rights, as these were removed by condition when the original development was granted planning permission in 1972, therefore planning permission is required for the installation of rooflights. There are a number of varying sizes of rooflight at properties within the West Hill Park Estate, including numbers 29, 32, 33, 34 and 35.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission (2019/0591/P) dated 21/03/2019. In the context of the approved scheme, the proposed amendments are considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore the proposals constitute a minor material amendment to the approved development.

The proposed rooflight is modest in size and sympathetically designed to respect the integrity of the existing roof. It would be fitted flush with the roof slope and would not conflict with architectural roof elements, as such, the proposal would have a minimal impact on the character and appearance of the existing building. It would be visible from limited private views and not from the public realm or surrounding Highgate Conservation Area. Due to its size, height

and location within the roof slope, it would not harm the amenity of adjoining neighbours in terms of light pollution or overlooking, loss of privacy or outlook.

No objections were received prior to making this decision. 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 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policy DH1 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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.

- 4 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

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

Daniel Pope
Chief Planning Officer