

Application ref: 2019/1444/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Date: 18 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

John Senter Architect  
10 Constable Walk  
College Road  
Dulwich  
London  
SE217LX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**107 Highgate West Hill  
London  
N6 6AP**

Proposal:

Erection of perimeter timber fences with new entrance gates, gravel pathway and York stone paving.

Drawing Nos: Site Location Plan 107 HWH/LP-01, Design and Access Statement, Heritage Statement, Arboricultural Statement, 107 HWH Existing Fences RevD, 107 HWH Proposed Fences Rev E, 107 HWH Entrance Gate 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 if in CA] 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 107 HWH/LP-01, Design and Access Statement, Heritage Statement, Arboricultural Statement, 107 HWH Existing Fences RevD, 107 HWH Proposed Fences Rev E, 107 HWH Entrance Gate Rev A.

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

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 Reasons for granting planning permission:

107 and 108 Highgate West Hill are a pair of attached houses, originally the Vicarage of St Anne's Church (c1853). The church and the house were designed by the architect T Bellamy. The houses are listed as buildings of historic interest Grade II. The listing date is 14 May 1974.

This application relates solely to No. 107 Highgate West Hill. The property is within the Dartmouth Park Conservation Area and noted within the Conservation Area Appraisal and Management Statement.

Access to the property is via a private lane, namely St. Anne's Close, which is off Highgate West Hill to the East, and to the North of the mini roundabout/Junction with Swain's Lane. The property has an existing brick wall, approximately 2m from ground level, fronting Highgate West Hill, which shall not be altered as part of this application.

Planning permission is sought for erection of perimeter timber fences, to south and north, with new entrance gates, gravel pathway and York stone paving.

The fence, to north, shall have a maximum height of 1.8m where the boundary meets the existing brick wall, dropping to 1-1.2m at the section immediately in front of the main entrance to the house and its garage on St Anne's close. The fence, to the south, shall have a constant height of 1.8m from existing brick wall to its meeting point with the main house.

Timber gates shall be installed opposite the main doorway, opening inwards to prevent any obstruction for other users of St Anne's Close. A new gravel pathway shall be laid around the house to the North and East, and; York Stone paved area at the rear (South West) of the property.

The proposed works will not harm neighbouring amenity, the special interest of the grade II listed building or the character and appearance of the Dartmouth Park Conservation Area.

The proposal was advertised in the press and by site notice.

One query was raised from local residents regarding the correct boundary with St Anne's Close, however this has been answered to the satisfaction of St Anne's close residents during consultation. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 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. The proposed development also accords with the Dartmouth Park Conservation Area Appraisal and Management Strategy, London Plan 2016 and the National Planning Policy Framework 2019.

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 in the top left corner of the page.

Daniel Pope  
Chief Planning Officer