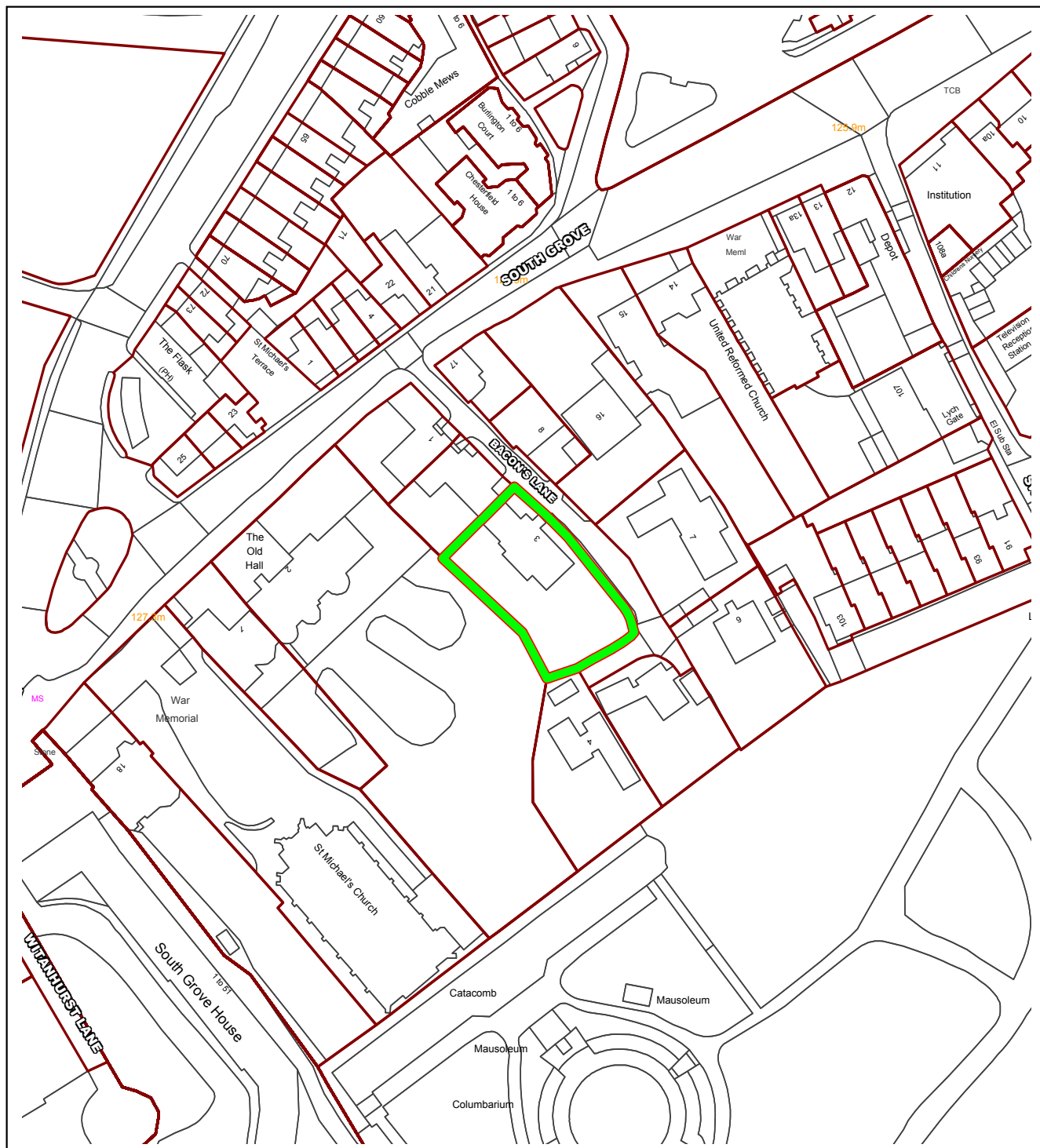


3 Bacon's Lane 2019/4480/P



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Photo 1: Application site viewed from north end of Bacon's Lane



Photo 2: Application site viewed from south end of Bacon's Lane



Photo 3: Southern boundary viewed from south end of Bacon's Lane

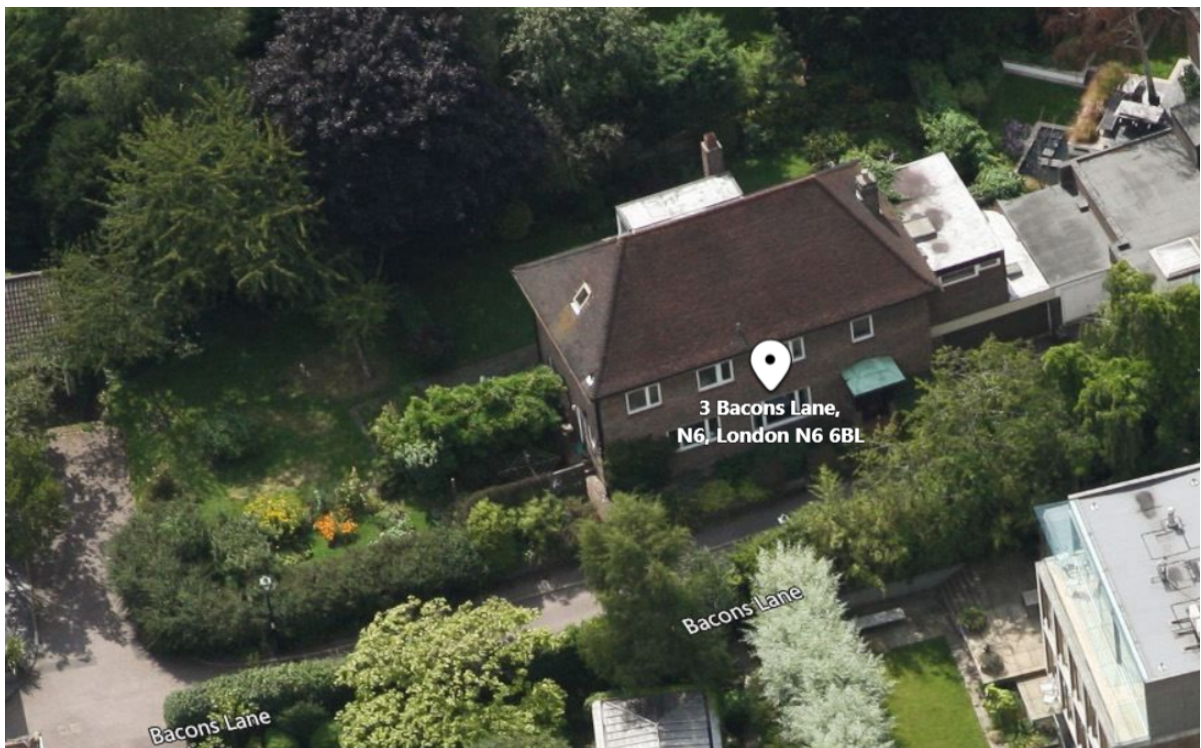


Photo 4: Aerial view of application site

Delegated Report		Analysis sheet		Expiry Date:	29/10/2019
(Members Briefing)		N/A / attached		Consultation Expiry Date:	06/10/2019
Officer			Application Number(s)		
Laura Hazelton			2019/4480/P		
Application Address			Drawing Numbers		
3 Bacon's Lane London N6 6BL			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension and infill extension to southern corner at ground floor level with new external patio; erection of new front porch and creation of second entrance door; re-cladding of existing garage and partial conversion to habitable room; erection of new garage to southern boundary for 1 x parking space and new boundary wall; 2 x new rooflights to east and west roofslope.					
Recommendation:		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	02	No. of objections	00
Summary of consultation responses:	Two comments were received from neighbouring Bacon’s Lane residents confirming they had no objections to the proposals and querying the reasons for refusal of the previous application (reference 2019/2044/P, refused on 05/07/2019).					
CAAC comments:	<p>The Highgate Conservation Area Advisory Committee objected to the application and provided the following comments:</p> <p>We note that an Arboricultural Report is pending. This will be a crucial document given the extensive re-grading of the garden which is proposed with potentially considerable impact on site trees and neighbouring trees and no decision should be made until this is to hand with a further consultation period allowed for comments. HCAAC regards loss of trees across Highgate to be of particular concern.</p> <p><i>Officer Response:</i></p> <p><i>The Tree Report was received on 03/10/2019 and the CAAC advised by email. They responded with the following comments:</i></p> <p>“It would be helpful if Thor's Trees could be provided with plans and sections of the proposals for the new garage and considerable regrading of the land and their Statement amended as necessary.”</p> <p><i>Further information was not requested from the Arboricultural Consultant as the Council’s Trees Officer has assessed the proposed report, visited the site, and discussed the application with the applicant’s Arboricultural Consultant. The information contained in the tree report is considered adequate to make a full assessment of the proposals. Please refer to the Trees and Landscaping section of the report below for a full assessment and note the conditions securing additional details of hard and soft landscaping (including details of grading), compliance with recommended tree protection measures and the requirement to plant replacement trees should any die within a period of 5 years following development.</i></p>					

Site Description

3 Bacon's Lane is a two storey (with loft conversion) single storey dwellinghouse on the east side of Bacon's Lane, a private road off South Grove.

The application site is not listed, but is located within the Highgate Village Conservation Area and is in close proximity to the Grade II* Listed The Old Hall which is to the west and borders the application site, and Grade II Listed 6 Bacon's Lane. The site is also located in the Highgate Village Neighbourhood Forum area.

The enclave was developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard and of a 19th century house. Mr Osborne, the then owner of the Old Hall, offered building plots for sale to a number of architects who built their own houses.

Relevant History

2019/4980/T - REAR GARDEN: 2 x Cherries - Fell to ground level. 1 x Unknown Species - Fell to ground level. 1 x Hawthorn - Fell to ground level. Determined 28/10/2019 – No objection to works to trees in CA.

2019/2044/P - 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. Refused 05/07/2019 for the following reasons:

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.
3. 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.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Draft London Plan 2019 (Consolidated Suggested Changes Version)

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Car free development

Highgate Neighbourhood Plan 2017

Policy TR1: Promoting Sustainable Movement

Policy TR2: Movement of Heavy Goods Vehicles

Policy OS2: Protection of Trees and Mature Vegetation

Policy DH2: Development Proposals in Highgate's Conservation Areas

Policy DH3: Rear Extensions

Policy DH5: Roofs and Roofscape

Policy DH6: Front Boundaries

Policy DH10: Garden land and Backland Development

Camden Planning Guidance

CPG Altering and extending your home 2019

CPG Amenity 2018

CPG Design 2019

CPG Transport 2019

Highgate Conservation Area Appraisal and Management Strategy 2007

1. Proposal and background

1.1 Planning permission is sought for the following development:

- Erection of single storey rear extension and infill extension to southern corner (rear) at ground floor level with new external patio
- Erection of new front porch and creation of second entrance door
- Re-cladding of existing garage and partial conversion to habitable room (involving reduction of parking from 2 to 1 parking spaces).
- Erection of new detached garage to south east boundary for 1 x parking space and erection of new boundary wall
- Installation of 2 x new rooflights to east and west roofslope.
- Landscaping works including installation of new patios to the rear of the building and removal of 4 x trees including 2 x Cherries, 1 x Hawthorn and 1 x Unknown species.

1.2 The proposals have been significantly reduced in scale from the previously refused scheme. The proposed dormers have been removed from the proposals, the extent of hardscaping reduced, the tall boundary wall reduced in height and more shrubbery retained, the proposed overcladding removed from the main house, the size of the rear extension reduced, and the design of the detached garage amended. Cumulatively, the revisions are considered to address the previous reasons for refusal.

2. Assessment

2.1 The principal considerations in the assessment of the current application are as follows:

- Design/Conservation
- Trees and landscaping
- Neighbouring amenity
- Transport considerations

3. Design/Conservation

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 Policy DH2 of the Highgate Neighbourhood Plan requires development proposals, including alterations or extensions to existing buildings, to preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

3.3 Camden's Development Policies Document is supported by CPG documents 'Design' and 'Altering and extending your home' and the Highgate Conservation Area Appraisal and Management Strategy.

- 3.4 Given the location of the site within the Highgate Conservation Area, and its proximity to Grade II* Listed The Old Hall and Grade II Listed 6 Bacon's Lane, Sections 72, 66 and 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant. Section 72 requires that special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area. Similarly, Section 66 requires special regard to be had to the desirability of preserving listed buildings and their settings or any features of special architectural or historic interest which they possess. This also includes their setting (s.16).
- 3.5 The application site is located within Sub Area 1 (Highgate Village) of the Highgate Conservation Area, and the Appraisal and Management Strategy describes on page 10 how *"This narrow lane lies on the slope south of South Grove, and benefits from views of the trees in Highgate West Cemetery. The narrow entrance to this private road is marked by a metal barrier and by rough-hewn granite bollards and kerbs, and is concealed by the high red brick walls to the corner properties. On the east side of the lane the older garden walls have robust brick buttresses which are in need of repointing and repair. The enclave was developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard and of a 19th century house. Mr Osborne, the then owner of the Old Hall, offered building plots for sale to a number of architects who built their own houses"*.
- 3.6 *"There is a sense of openness: boundaries between properties are minimal, reminiscent of the former garden, although some of the houses are deliberately concealed from the rest of the group. The siting and design of each property has its own style but the group is cohesive and a covenant on the site prevented the houses from rising more than two-storeys. Nos 1 & 2 by Peter Cocke of Architects Co-Partnership, c1960, are low-rise one-storey dwellings" (page 10).*
- 3.7 *"No 3, built for the Rubens family, is a solid, double-fronted, two-storey property of a more conventional form with a pitched roof and a distinct stone-clad chimney/balcony feature at the rear, reminiscent of the 1950s." Although the building is not specifically listed as making a positive contribution to the character of the conservation area, it is not considered to be without merit. A number of alterations have been carried out to the property since construction, including the enlargement of the sitting room to the rear, the addition of a fireplace and chimney, and the erection of a two storey side extension adjacent to no.2 to provide a ground floor garage and studio above" (page 11).*
- 3.8 The proposals include the enlargement of the property at ground floor by way of the erection of a single storey extension to the rear measuring 6.56m wide, 3.84m deep and 2.8m high, and a smaller infill extension to the rear corner measuring 4.85m wide, 1.6m deep and approximately 3m tall to match the height of the existing ground floor extension. The infill extension would be finished in rubble stonework to match the existing materials with new larger glazed windows to wrap around the rear and side elevations and a rooflight above measuring 3.7m x 1m. The windows would be framed in bronze coloured aluminium. A new raised patio area would be created to wrap around the southern corner of the building, with stepped access down the garden level.
- 3.9 The rear extension would be flat roofed and more contemporary in appearance, finished in matching brickwork with a concrete coping stone, bronzed copper alloy window frames and flashing. The roof would feature a wildflower green roof above with a small rooflight measuring 2m x 1m. The rear brick wall would continue for an additional 3.8m to create a walled courtyard area between the existing rear elevation and side wall of the new extension.
- 3.10 To the front elevation, the existing entrance door would be relocated to a more central location and ramped access provided behind the existing front garden hedge. The existing entrance would be retained as a secondary access into the kitchen, with a new canopy erected between the two doors

constructed of the same bronze copper alloy used elsewhere. The existing garage doors would be replaced with new black stained timber boarding and glazing, which would match the materials proposed for the new detached garage.

- 3.11 At roof level, one new and one replacement roof light would be installed to the side roof slopes measuring 1.35m x 0.87m. Limited details have been provided of the rooflights, and as such, a condition will be imposed to secure the installation of conservation-style rooflights which sit flush to the roofslope. They would be fairly small in size and discreet and are considered to preserve the character and appearance of the host building.
- 3.12 The proposals include the erection of a new detached garage to the south west corner of the site measuring 43.5sqm. The garage would be single storey with a flat roof, constructed of brickwork with a concrete coping stone to match the proposed rear extension, and a concrete chimney flue. The garage would be used to provide a single parking space (with a timber door), and an artist's studio (served by aluminium framed door and window). Like the rear extension, the garage would also feature a green roof.
- 3.13 Policy DH3 of the Highgate Neighbourhood Plan states that rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. Development should respect and preserve existing architectural features where these contribute to local character and appearance.
- 3.14 The proposed extensions would be subordinate to the host building in terms of their footprint, height and massing. They would be single storey in height and would retain ample external garden space which would be re-landscaped (discussed further below). The proposals would retain and refurbish the existing building unlike the previously refused re-cladding scheme, which as the Conservation Area Statement notes, is not without merit. The new extensions and porch would utilise the existing material palette but introduce new elements of concrete and glazing which are complementary but clearly differentiate the extensions as more modern, contemporary additions. The proposals are considered to respect the existing design, character and architectural features of the host building and are considered acceptable.
- 3.15 The proposals also include the erection of a new brick boundary wall to the south and east boundaries, either side of the new garage extension. To the south, the wall would measure a maximum height of 1.8m tall. To the east (front) boundary, due to the sloping ground levels, the wall would be split into sections, with the tallest sections measuring a maximum of 1.2m. The existing planted boundary would be retained and reinforced with additional planting. The proposed wall has been significantly reduced in height compared to the previously refused scheme, to ensure the boundary treatment is not defensive in appearance. Existing shrubbery is to be retained and expanded upon to provide the necessary security required. Brickwork samples will be secured by condition to ensure they are an appropriate and sympathetic match to both the host building and Bacon's Lane, and as such, this element of the proposals is acceptable.

Impact on heritage assets

The Old Hall

- 3.16 Grade II* listed The Old Hall is located on the south side of South Grove, approximately 24m to the west of the application site. The detached building (now in use as flats), was first constructed in 1694, with later extensions added in the 18th, 19th and 20th centuries.

3.17 The building's architectural and historical interest as well as its setting are considered to contribute towards its significance. The site of Old Hall has historical associations going back to at least sixteenth century with perhaps the most significant being the place where Sir Francis Bacon died. The main historical significance of Old Hall is drawn from its contribution to the history of the settlement of Highgate. Significance is also drawn from the buildings past owners or occupiers the most notable of which include Sir William Ashurst and Sir William Domville, a former Mayor of London. Architecturally, the building is a good example of late seventeenth/early eighteenth century formal architecture. The front façade, influenced by classical proportions and design, makes a positive contribution to the streetscape in South Grove and the wider conservation area. The early or original design of the building is discernible and appreciated in the exterior elevations with a chronology of later building phases which are easily identifiable.

3.18 Due to the distance between the application site and the Old Hall, the limited alterations at a high level, and the established mature trees within the grounds of the Old Hall, the proposals are not considered to cause harm to the setting or the significance of the listed building.

6 Bacon's Lane

3.19 Grade II listed 6 Bacon's Lane sits approximately 16m to the south east of the site. The dwellinghouse was constructed in 1957-59 by Leonard Manasseh for himself and his family. The building was first listed in 2009 for the following principle reasons:

- It ranks among the most notable architect-designed private houses of the 1950s, designed by the distinguished architect Leonard Manasseh for himself and family.
- It was Manasseh's first work in the emerging New Brutalist genre.
- Its complex plan and clever use of materials, makes it a critical example of the post-war architect-designed home, and a success as a small-scale, economically-built family home.
- Its significance, which has been subsequently endorsed, was widely recognised and published at the time.

3.20 At present, the southern end of Bacon's Lane is highly verdant, and as noted in the conservation area statement, boundaries between properties are minimal. The application site's boundary curves round the east and south ends of the curtilage, and features a number of mature shrubs and trees. The proposals involve the erection of a new low boundary wall which would wrap around the boundary and join the new garage, and retain much of the existing shrubbery and sense of verdancey. Although the proposed boundary treatment and detached garage would be visible within the setting of 6 Bacon's Lane, it is not considered to cause harm to the setting of the listed building given the distance between the properties and the existing detached garage to the front of no.6.

3.21 The Council's Conservation Officer has assessed the proposed development and considers it to preserve the character and appearance of the Highgate Conservation Area and the setting of the nearby listed buildings. As such, the proposals are considered acceptable in this regard, in accordance with D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH2, DH3 and DH6 of the Highgate Neighbourhood Plan 2017.

4. Trees and Landscaping

4.1 The proposals include the re-landscaping of the garden area, including a new external patio area. Within the garden, it is proposed to remove four trees including two cherry trees, one hawthorn tree and one tree of unknown species. It is noted that the applicant has already submitted a notification to the

Council for these works, which has been assessed by the Council's Trees Officers and confirmed that there is no objection.

- 4.2 A tree report has been submitted in support of the application which identifies tree protection measures to ensure that the existing trees on site and on adjacent land will be protected during the construction works. The Council's Trees Officer has reviewed the submitted report and confirmed it is sufficient to ensure the protection of the trees to be retained. If planning permission is granted, it would be subject to the condition that the tree protection measures outlined in this report are adhered to throughout the construction works.
- 4.3 It is also recommended that details of the hard and soft landscaping are secured by condition to be approved by the Council prior to implementation, including details of replacement trees to offset those removed as part of the current proposals. The Condition would specify that any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, must be replaced.
- 4.4 The Highgate Neighbourhood Plan recognises the important role that back gardens play in the London townscape, contributing both to the ecology of the area and to quality of life, and as such, there is a presumption against the loss of garden land. The proposed extensions would retain an adequate garden space, and the proposed green roofs to the garage and rear extension would help to offset the loss of garden area. Full details of the green roofs including a maintenance plan and detailed drawings would be secured by condition.

5. Neighbouring Amenity

- 5.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes daylight/sunlight, privacy, and outlook.
- 5.2 Given their height, location and distance to the nearest neighbouring properties, the proposed single storey rear extension and garage building, would not cause harm to neighbouring amenity by way of a loss of outlook, privacy or daylight. The new garage building would feature a high level window serving the garage and a narrow vertical window serving the studio. Although 5 Bacon's Lane sits directly opposite, this building does not feature any ground floor windows overlooking this part of the garage, and as such, the privacy of occupants would be preserved.
- 5.3 Due to the location and nature of the proposed rooflights, facing towards the sky rather than directly at neighbouring properties, they would not result in harmful overlooking or loss of privacy.

6. Transport Considerations

- 6.1 The site benefits from an existing garage with space for two cars. The proposals involve the partial conversion of this space to provide a habitable room while retaining one parking space. A new external garage would be constructed with space for one car. The Council's Transport Officers have confirmed that provided parking provision at the site does not increase, the proposals are considered acceptable in Transport terms. A condition would be secured to ensure the garages do not provide parking for more than two motor vehicles.

7. Conclusion

- 7.1 Overall, the proposed development is considered to remain subservient and sympathetic to the host

building, preserving its character and appearance. The development would preserve the character of this part of the Highgate Conservation Area and the setting of the nearby listed buildings. The proposals would not cause harm to neighbouring amenity or the local transport infrastructure, and as such, the development is considered acceptable and in accordance with the Camden Local Plan and the Highgate Neighbourhood Plan.

8. Recommendation

8.1 It is recommended that the application is granted subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th November 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/4480/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 5 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Sutherland Hussey Harris Architects
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United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Bacon's Lane
London
N6 6BL

Proposal: Erection of single storey rear extension and infill extension to southern corner at ground floor level with new external patio; erection of new front porch and creation of second entrance door; re-cladding of existing garage and partial conversion to habitable room; erection of new garage to southern boundary for 1 x parking space and new boundary wall; 2 x new rooflights to east and west roofslope.

Drawing Nos: L-001, EX-P-001, EX-P-002, EX-P-003, EX-P-004, EX-E-011, EX-E-012, EX-E-013, PL-P-001, PL-P-002, PL-P-003, PL-P-004, PL-P-005 rev A, PL-E-011, PL-E-011, PL-E-012, PL-E-013, PL-E-014, PL-E-015, PL-E-016, PL-E-017, PL-E-018, PL-D-031 and Arboricultural Impact Assessment and Method Statement ref: 3BACON001/09/19 dated 13/09/2019.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: L-001, EX-P-001, EX-P-002, EX-P-003, EX-P-004, EX-E-011, EX-E-012, EX-E-013, PL-P-001, PL-P-002, PL-P-003, PL-P-004, PL-P-005 rev A, PL-E-011, PL-E-011, PL-E-012, PL-E-013, PL-E-014, PL-E-015, PL-E-016, PL-E-017, PL-E-018, PL-D-031 and Arboricultural Impact Assessment and Method Statement ref: 3BACON001/09/19 dated 13/09/2019.

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

- 3 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 and policies DH2 and DH3 of the Highgate Neighbourhood Plan 2017.

- 4 Before the brickwork is commenced for the new boundary wall, garage, and rear extension, sample panels of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 and policies DH2, DH3 and DH6 of the Highgate Neighbourhood Plan 2017.

- 5 The rooflights hereby approved shall be conservation-style, to sit flush with the existing roofslope.

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 and policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of replacement trees, any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies OS2 and DH10 of the Highgate Neighbourhood Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies OS2 and DH10 of the Highgate Neighbourhood Plan 2017.

- 8 Trees to be retained shall be protected during construction work in accordance with the recommendations set out in the Arboricultural Impact Assessment and Method Statement ref: 3BACON001/09/19 prepared by Thor's Trees and guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policies OS2 and DH10 of the Highgate Neighbourhood Plan 2017.

- 9 Prior to commencement of the relevant works, full details in respect of the living roof in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include
- a) a detailed scheme of maintenance
 - b) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - c) full details of planting species and density.

The living roofs 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.

- 10 The on-site garages shall provide parking spaces for no more than two motor vehicles.

Reason: To ensure that the development does not increase on-site parking provision in accordance with policy T2 of the London Borough of Camden Local Plan 2017 and policy TR1 of the Highgate Neighbourhood 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 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.
- 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.

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

Director of Regeneration and Planning

DRAFT

DECISION