

Application ref: 2019/5582/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 29 February 2020

**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)

Mr Myles Payne  
11 Highgate West Hill  
Highgate  
London  
N6 6JR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**11 Highgate West Hill  
London  
N6 6JR**

Proposal: Erection of single storey rear extension (following demolition of existing conservatory).

Drawing Nos: All prefixed 1807: 101; 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 042 Rev A; 043 Rev A; 046; 047 Rev A; 049 Rev A; 050 Rev A; 051 Rev A

The Council has considered your application and decided to grant permission subject to the following conditions:

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 The development hereby permitted shall be carried out in accordance with the following approved plans: All prefixed 1807: 101; 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 042 Rev A; 043 Rev A; 046; 047 Rev A; 049 Rev A; 050 Rev A; 051 Rev A

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and

approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 together with policies DH2 and DH3 of the Highgate Neighbourhood Plan 2017.

Informatives:

#### 1 Reasons for granting permission

The proposed single storey rear extension would replace an existing non-original conservatory structure. Following officer advice, plans were revised to reduce the depth of the extension to project no further than the principal side wings of the house. As such it is considered that the rear infill extension with internal courtyard would appear subordinate to the host building.

The proposed design is contemporary in style which will enable it to be read as a distinct addition to the host building. As the proposed extension would be single storey and located at lower ground floor level at the rear of the building it is not considered to result in harm to the visual appearance of the terrace or the surrounding conservation area. Details of facing materials are to be secured by planning condition.

The extension would not be visible to the street and there would be limited views of the extension from adjacent neighbours. It is not considered to result in harm to the setting or special architectural interest of the the host building or the character of the surrounding conservation area.

The proposed extension would extend 2.9m further along the boundary with no 10 Highgate West Hill but would sit 0.6m above the existing boundary wall. The proposal is not considered to result in an unacceptable loss of light, outlook or visual privacy to the occupiers of this property. No. 12A enjoys two windows on the party wall looking into the garden of no. 12. The proposal would retain a minimum 2m gap to the closest window and is not considered to result in unacceptable impact to this neighbour through loss of light or outlook.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

The proposal is in general accordance with policies A1, D1 and D2 of the

Camden Local Plan 2017, and policies DH2 and DH3 of the Highgate Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and 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 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.

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 upper left corner of the page.

Daniel Pope  
Chief Planning Officer