

Application ref: 2020/0797/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 21 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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George Evennett Limited
332 Ladbroke Grove
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London
W10 5AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

5 Bisham Gardens
London
N6 6DJ

Proposal:

Replacement of box rooflight on rear extension by reconfigured one with raised parapet walls, replacement of windows on ground floor rear extension and rear dormer
Drawing Nos: 3138_Ex01, 3138_Ex/P02, 3138_Ex/P03, 3138_Ex/P04, 3138_Ex/P05, 3138_Ex/P06, 3138_Ex/P07, 3138_Ex/P08.

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 policies D1 and D2 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- 3138_Ex01, 3138_Ex/P02, 3138_Ex/P03, 3138_Ex/P04, 3138_Ex/P05, 3138_Ex/P06, 3138_Ex/P07, 3138_Ex/P08.

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

Informative(s):

- 1 Reasons for granting permission:

The reconfigured rooflight on the rear extension would result in an increase in height of the parapet wall to replace the visible glazed box rooflight at rear and side. This change is minor and is considered acceptable as it would not have a significant impact on the visual bulk of the extension.

The alteration of the fenestration treatment to the rear elevation on both extension and dormer is considered acceptable. The new windows would match each other and their glazing design and use of Crittal metal materials are appropriate.

The alterations would not detract from the character and appearance of the host building, wider terrace and the Highgate Village Conservation Area. 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.

Given the small increase in height of the parapet wall and no change in location and amount of glazing, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy DH2 of the Highgate Neighbourhood Plan 2017. The proposal 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



Daniel Pope
Chief Planning Officer