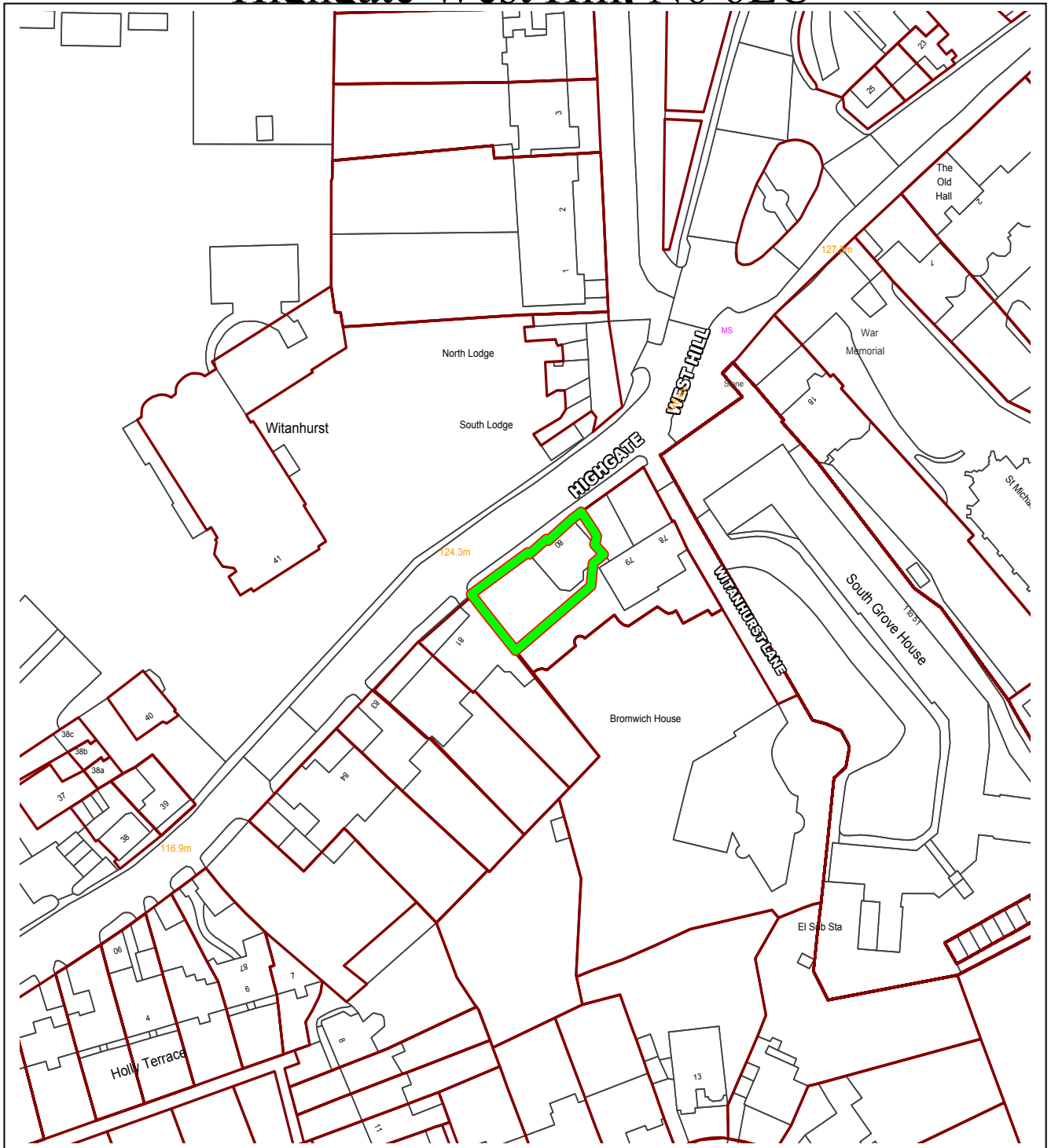


2019/5837/P & 2019/6238/L - 80
Highgate West Hill, N6 6LU



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2019/5837/P & 2019/6238/L - 80 Highgate West Hill, N6 6LU - Site Photos



1) Front elevation showing existing access door and boundary wall



2) Front elevation showing existing access door and boundary wall



3) Existing side elevation



4) Comparable 'breaks' in boundary walls at nos. 81, 82 and 83 Highgate West Hill

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	14/01/2020
		N/A	Consultation Expiry Date:	05/01/2020
Officer			Application Number(s)	
Ben Farrant			1. 2019/5837/P 2. 2019/6238/L	
Application Address			Drawing Numbers	
80 Highgate West Hill London N6 6LU			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none"> 1. Installation of 2no. high level windows at basement level. Alterations to side fenestration at ground floor and creation of a garden gate in existing boundary wall. 2. Internal refurbishment and alteration to the plan form. Damp-proofing of existing basement to form habitable space including installation of 2no. high level windows. Alterations to side fenestration at ground floor and creation of a garden gate in existing boundary wall. 				
Recommendation(s):		<ol style="list-style-type: none"> 1. Grant planning permission subject to conditions 2. Grant listed building consent subject to conditions 		
Application Type:		<ol style="list-style-type: none"> 1. Householder Application 2. Listed Building Consent 		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed on 18/12/2019 (consultation end date 11/01/2020).</p> <p>A press notice was displayed on 19/12/2019 (consultation end date 12/01/2020).</p> <p>No third party comments were received.</p>			
Highgate Neighbourhood Forum	<p>An objection was received from the Highgate Neighbourhood Forum:</p> <ol style="list-style-type: none"> 1. This application is inadequate. The drawings are confusing with the proposed plans giving no directional indication of their relationship to the elevations. 2. There would appear to be an existing door in the southwest wall. It is unclear why another should be made. 3. There is no Basement Impact Assessment to make a judgement on the effects of waterproofing the existing basement. 4. There is no plan of the trees on site, nor is there an arboricultural report to assess the effect of this proposal on the trees on the site. 5. It would seem that to introduce a side door and path to the gate in the wall, trees would be impacted and might be felled. Indeed these trees might be mitigating the effects of pollution from the busy road. 6. It is unclear whether lining the basement to make it waterproof will have any effect on the hydrology of the area and whether that might impact the roots of the trees. 7. The main door is further from the road than the proposed gate. Possibly the owners feel significantly less pollution will enter the house if they use a side door rather than the main gate, but they give no evidence for this assumption. 8. There is no Construction Management Plan. As the applicants state, they live on a busy road. How do they propose to manage the construction traffic? When they dig out some of the basement, will that generate dust? What do they propose to minimise the effects? 9. Why doesn't The Highgate Society appear on the list of consultees? 10. Shouldn't English Heritage be consulted on these significant changes to an important building? <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1. <i>The plans have been amended since the submission of the application (see Section 2 of this report), and are considered to be sufficiently precise and accurate for the determination of the application.</i> 2. <i>The side elevation original doorway would be moved (rather than a second created), to create a more usable access and layout for the occupants. This has been assessed by conservation officers and is deemed not to harm the listed building (see Section 3).</i> 			

3. *Given the minor nature of the alterations at basement level, a Basement Impact Assessment (BIA) would not be required in this instance.*
4. *The impact on trees was assessed as part of this application; given the scale of operations and distance from the trees, they are unlikely to be affected by the works, subject to the attached tree conditions (see Section 6).*
5. *See Officer Response no. 4 above.*
6. *The basement as existing does not flood, given the scale of the operations, it is considered that the introduction of waterproofing would have a minimal impact on the surrounding site.*
7. *Noted.*
8. *Given the scale of the works and the presence of a private vehicular access within the garden of the site, a Construction Management Plan (CMP) would not be required in this instance.*
9. *The Highgate Society have been consulted by the weekly list.*
10. *Historic England (formerly English Heritage) have not been consulted in this instance given the property type and scale of proposed works. This is in compliance with their terms of reference for consultation.*

An objection was received from the Highgate CAAC:

1. "Highgate CAAC wishes to object to this application. The works on the basement is extensive but no details are provided of any excavations needed whether to extend the area or to extend the headroom in that already used for storage. No.80 is in an area well known for hydrological problems and collapses in the roadway etc and yet all this has been ignored. What might be for example the effects of these extensions on the stability of an important listed building surrounded by other listed buildings part of the unique and valuable street -scene in this part of Highgate?"
2. Similarly the proposal to move the front door to the side necessitating extensive internal re-modelling seems ill-considered. It will alter the balance of the building and its relation to the street-scape. More work backed up by better drawings and technical reports are needed before any final decision can be made on this application."

Officer Response:

1. *The proposed works have been amended since the original submission, and only minor works to damp-proof the basement are proposed, with a total of 100mm of excavation shown on the plans. The site does not currently flood and it is not within a flood risk area. No works are proposed to the foundations of the building, and the minor level of excavation would not warrant a Basement Impact Assessment (BIA), nor is it likely to result in stability concerns for the building.*
2. *The internal remodelling predominantly involves the removal of modern partitions, the door facing on to Highgate West Hill would be preserved as existing (though no longer used). The original building would remain legible and the proposal is considered not to result in harm to the character, appearance or historic interest of the listed building (see Section 3). The drawings have been amended since the original submission to clarify the proposed works (see Section 2).*

**Highgate
Conservation Area
Advisory Committee
(CAAC)**

Site Description

No. 80 Highgate West Hill dates from 1834; it is a Grade II listed building on the southern side of the street and comprises two storeys and an attic floor. The brickwork has been painted; the steep pitched roof is covered with fish-scale and diamond shaped slates; and the tall chimney-stacks project above the ridgeline. The gable ends are enriched with carved bargeboards.

The property is within the Highgate Conservation Area and Highgate Neighbourhood Plan area, and it has a group TPO (C7-G9) covering 3 Lime trees within its curtilage.

Relevant Planning History

None directly applicable.

Relevant Policies

National Planning Policy Framework (2019)

London Plan (2016)

Intend to Publish London Plan (2019)

Camden Local Plan (2017)

A1 Managing the proposed impact of development

A3 Biodiversity

A5 Basements

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Amenity (2018)

CPG Basements (2018)

CPG Biodiversity (2018)

Highgate Neighbourhood Plan (2017)

DH2 Development proposals in Highgate's conservation areas

DH6 Front boundaries

DH7 Basements

Highgate Conservation Area Appraisal and Management Strategy (2007)

Assessment

1. The proposal

1.1. This proposal seeks planning permission and listed building consent for the following works:

- Blocking the existing front access door but maintaining its location to the front elevation. The door would remain unchanged bar the installation of glazing to the top two panels.
- Formation of timber panelled gate located within existing boundary wall with brick piers constructed both sides and a lead canopy above.
- Removal of existing side elevation door and window and reinstatement in new location on side elevation; formation of canopy above side door.
- Damp-proofing to basement with minor excavation works (circa 100mm depth)
- Formation of side facing high level basement windows

- Removal of modern partitions to form a kitchen/diner
- Formation of internal partition to subdivide Reception Room 2 to form a hallway

2. Revisions

2.1. The following revisions and clarifications were made to the plans during the course of this application:

- Removal of proposed lightwell and replacement with 2no. high level basement windows (finishing at ground level externally and not requiring any excavation).
- Section drawing provided to clarify that excavation is limited to an additional 100mm to damp-proof the basement with no alterations to the internal floor to ceiling height.
- Amended site plan to show trunk locations of trees within the site.
- Front elevation amended to include the position of the trees and associated existing 'breaks' within the garden wall.

3. Design

3.1 Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

3.2 Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. It states that the Council will resist development which causes harm to the special architectural and historic interest of listed buildings.

3.3 Highgate Neighbourhood Plan policy DH2 states "Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas".

3.4 Policy DH6 states: "Original boundary walls, gate piers or railings should be retained unless their removal is necessary due to the condition of a structure, or replacement provision is proposed which would enhance the character of the area".

3.5 CPG Altering and extending your home (2019) states that the design of replacement doors and windows should match the dimensions, proportions, joinery details, panelling and glazing of the original.

3.6 The application site is located within the Highgate Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

3.7 The site is within sub-area 1 of the Highgate Conservation Area; the Conservation Area Appraisal and Management Strategy (2007) defines this as the historic core of the conservation area.

3.8 The formation of the boundary wall timber door is considered to be acceptable and would have a similar appearance to boundary accesses at nos. 81, 82 and 83 Highgate Hill West. The door would be finished in traditional materials and whilst visible, would not constitute harm to the character, appearance or historic interest of the listed building or surrounding conservation area. It is noted that the proposed gate would be within close proximity of a tree, though given the scale of the works this is unlikely to affect the tree (see Section 6). As such this element of the scheme is considered to be acceptable.

3.9 The alteration to the window and door arrangement on the side elevation is similarly considered to be acceptable and would not cause harm to the historic interest of the building

nor its plan form or legibility. The removal of the modern partitions to form a kitchen/diner is similarly considered to be acceptable and given the glazed nature and low level interventions of the proposed partition to Reception Room 2, this is considered not to constitute harm to the building.

3.10 A full height basement exists at the property at present. The plans have been amended since the original submission and no longer propose to lower the floor to give a larger floor to ceiling height. A total excavation of 100mm would take place following works in order to damp-proof the basement. These minor works are considered to have a neutral impact on the listed building. The formation of the 2no. high level basement windows would be discreet and subordinate in their nature and similarly would not constitute harm to the building.

3.11 Given the above the proposals are considered not to result in undue harm to the character, appearance or historic interest of the listed building or surrounding area and refusal is not warranted on this basis.

3.12 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16, 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Basement

4.1. Policy DH7 of the Highgate Neighbourhood Plan sets out the impact assessment requirements for basement works, including protection for neighbours, and limiting environmental and ecological impacts.

4.2. Policy A5 of the Camden Local Plan requires basement applications or those with extensive excavation to submit a Basement Impact Assessment (BIA). In this instance the property has an original full height basement with minor excavation works arising as a result of the installation of damp-proofing. The proposal would result in 100mm of additional excavation from the existing situation to facilitate the damp-proof course. There would be no alteration in internal head height. Given the scale of excavation proposed, it is considered that a BIA is not required in this instance.

4.3. Given the scale of the basement, and that the basement at present does not flood, it is considered that the proposed damp-proofing would not unduly impact on local watercourses.

4.4. Amended plans were received removing the proposed lightwell. Proposed now are two high level basement windows which would finish above ground level externally. No excavation is proposed to facilitate these windows, and is considered to be acceptable.

4.5. Given the above, the proposed minor works to the existing basement are considered to comply with policy A5 of the Camden Local Plan.

5. Transport

5.1. Given the scale of the proposed works, coupled with the off-road parking ability of the property, it is considered that a Construction Management Plan (CMP) is not expedient in this instance.

6. Trees

6.1. It is noted that trees subject to a group Tree Preservation Order (TPO) are sited along the front boundary of the garden (fronting Highgate West Hill). The trees are considered to significantly contribute the character of this part of the conservation area and to provide a high level of

visual amenity to the public.

6.2. The Council's tree officers have reviewed the scheme and whilst an arboricultural report would typically be submitted with an application such as this, given the minor scale of the proposals, it is unlikely that they would result in harm to the trees. Conditions have been attached to the consent requiring the submission of details demonstrating how the trees would be protected during construction work in compliance with BS5837:2012 "Trees in Relation to Construction". The conditions also require details of the design of foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site.

6.3. Subject to the above referenced conditions, the proposal is considered not to result in undue harm to trees.

7. Impact on neighbouring amenity

7.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

7.2. By reason of the siting, scale and design of the proposed additions and alterations they would not result in undue harm to neighbouring amenities. The external envelope of the building would remain as existing, as would the residential use of the site. The proposal would therefore not give rise to amenity concerns in compliance with policy A1 of the Camden Local Plan.

7.3. As such, the proposed development is in general accordance with policies A1, A3, A5, D1 & D2 of the London Borough of Camden Local Plan (2017), Highgate Neighbourhood Plan (2017), the London Plan (2016), and the National Planning Policy Framework (2019).

Recommendation:

1. Grant planning permission subject to conditions
2. Grant listed building consent 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 4th May 2020, 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: 2019/5837/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 27 April 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
www.camden.gov.uk

Acanthus Clews Architects
57 Hightown Road
Banbury
OX16 9BE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

80 Highgate West Hill
London
N6 6LU

Proposal: Installation of 2no. high level windows at basement level. Alterations to side fenestration at ground floor and creation of a garden gate in existing boundary wall.

Drawing Nos: Location Plan, 100, 110A, 112, 121, 200D, 201F, 210H & 212

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 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: Location Plan, 100, 110A, 112, 121, 200D, 201F, 210H & 212.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow 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.

- 5 Prior to commencement of any external works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local 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 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.

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

Acanthus Clews Architects
57 Hightown Road
Banbury
OX16 9BE

Application Ref: **2019/6238/L**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

27 April 2020

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
80 Highgate West Hill
London
N6 6LU

DECISION

Proposal: Internal refurbishment and alteration to the plan form. Damp-proofing of existing basement to form habitable space including installation of 2no. high level windows. Alterations to side fenestration at ground floor and creation of a garden gate in existing boundary wall.

Drawing Nos: Location Plan, 100, 110A, 112, 121, 200D, 201F, 210H & 212.

The Council has considered your application and decided to grant consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 100, 110A, 112, 121, 200C, 201F, 210J & 212.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 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

Director of Regeneration and Planning

DRAFT

DECISION