

Application ref: 2020/0584/P  
Contact: Jaspreet Chana  
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Date: 12 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Fieldwork Architects  
Unit 14  
Holy Trinity Centre (Old Paradise Y  
London  
SE1 7LG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**24 Highgate West Hill  
London  
N6 6NP**

Proposal:

Construction of replacement side and rear dormer roof extensions and replacement balustrade to roof terrace.

Drawing Nos: PL\_001, PL\_010, PL\_030, PL\_020, PL\_110 Rev 01, PL\_120 Rev 01, PL\_130 Rev 01, Planning, Design and Heritage Statement 2020\_3, Planning design report February 2020.

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:  
PL\_001, PL\_010, PL\_030, PL\_020, PL\_110 Rev 01, PL\_120 Rev 01, PL\_130 Rev 01, Planning, Design and Heritage Statement 2020\_3, Planning design report February 2020.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

It is clear from a site visit that side and rear dormer windows form part of the current street scene and are of various size and design on the road and surrounding houses.

The proposal involves construction of a new blind side dormer window which replaces the existing side dormer. It would be centrally placed set back from the front by 0.50m, set down from the ridge and set in from the rear roof slope and would incorporate a rooflight and rear window. The dormer would be similar to the existing by matching the materials and colour. As the dormer would be set back from the edge of the hip of the roof it would have limited views from a distance and not be prominent within the street scene and therefore would be considered acceptable.

The front two rooflights are proposed to be replaced with new conservation style rooflights, they would be flush with the roof and be in the same position as the existing two, and they would therefore be considered acceptable.

The proposed rear dormer extension is to replace the existing dormer extension. The size, height and width of the would remain the same as existing and keep the existing roof form. It would have a modern design featuring a glass box style fixed glazed window to the rear with an access door, rear balcony and black metal balustrade. The design would improve the appearance of the current dilapidated rear dormer extension with balcony and would enhance the general appearance when viewed from the rear.

Both proposed dormer windows would help improve the internal setting of the current flat and improve living conditions for the applicants and this would be supported.

Whilst the proposal would be modest in design, it would be replacing the same bulk and massing as the existing and the detail of the new design proposal is

considered to enhance the property and the wider conservation area.

A glass balustrade is proposed around the existing terrace area which would be over the proposed side and rear dormer windows this replaces the existing chunky metal balustrade. The glass balustrade would be set in 250mm from the edges of the terrace and would therefore be less dominant within the street scene and would significantly improve the appearance of the building when viewed from the street.

The subject site shares a party wall with No.23 Highgate West Hill and boundary with No.26 Highgate West Hill.

The subject dwelling is attached to No.23. No.23 has two dormer windows one to the side and one to the rear of the roof. The current rear dormer window extension is set in line with the parapet wall with No.23 with a gap which incorporates the stairs to access the terrace. The proposed extension would project unto the parapet wall and the extension would appear flush with the wall not projecting forward of the wall, this is not considered to cause any adverse impacts to the amenity of No.23. The proposed small balcony/terrace area is not considered to cause any additional harm than what is currently there as it is replacing with a similar structure which would be more enclosed to the roof with a better design.

No.26 has a side dormer window which faces onto No.24s side elevation towards their existing blind dormer window. It is also noted that number 26 is on higher ground level than No.24 and therefore looks slightly over No.24.

The proposed side dormer extension would extend the existing depth/size of the current side dormer and would be centrally placed on the roof. The side dormer extension would have no openings (the existing also has no openings) facing onto No.26s roof only one placed in the rear side wall, given this and that No.26 is on higher ground level to No.24 it is not considered the proposed works would cause any overlooking or detrimental impact to the neighbouring amenities of No.26.

Given that No.24 already has a roof terrace, replacing the balustrade of the roof terrace is not expected to cause any further detrimental impacts to neighbouring amenities.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Overall, the scale, bulk, design and use of materials of the proposal would be relative to that of the host building and the surrounding area and would not be harmful to the character or appearance of the street scene and would enhance the Highgate Village Conservation Area. The proposal would therefore be in

accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017 and with policies DH2 and DH5 of the Highgate Neighbourhood Plan.

- 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 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.
- 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.
- 5 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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer