

Application ref: 2020/0829/P  
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**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)  
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Mario Pilla Architects Ltd  
50 Tollington Park  
London  
N4 3QY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**61 Highgate West Hill  
London  
N6 6BU**

Proposal: The erection of a single storey rear extension at proposed 2nd floor level above existing closet wing together with alteration of an existing roof area to form fully enclosed terrace

Drawing Nos: 0109\_A\_05, 0109\_A\_010, 0109\_A\_020 (Received 19/02/2020),  
0109\_A\_045 rev A, 0109\_A\_055 rev A, 0109\_A\_060 rev A, 0109\_A\_070 rev A  
(Received 16/06/2020)

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 and policies SO5.1 and SO5.3 of the Highgate Neighbourhood Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 0109\_A\_05, 0109\_A\_010, 0109\_A\_020 (Received 19/02/2020), 0109\_A\_045 rev A, 0109\_A\_055 rev A, 0109\_A\_060 rev A, 0109\_A\_070 rev A (Received 16/06/2020)

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

Informative(s):

- 1 Reasons for granting permission.

The application site is a three storey with basement Victorian property on the eastern side of Highgate West Hill. The property sits on a west to east sloping ground level with ground level at the rear being higher than at the front. This application relates to the erection of a single storey rear extension at second floor level and the formation of a rear elevation roof terrace at first floor level.

The application property's rear elevation is not visible from the public realm and is largely screened from the private views of neighbouring properties. The proposed rear extension would sit on top of an existing two storey rear projection on the host property's right side matching its depth (2.44m), width (2.25m), design and materials with a flat roof height of 2.35m. The extension would be sufficiently set down from the host property's rear parapet and as such would appear visually subordinate within its context.

The proposed extension would be constructed with materials matching existing. The proposed rear extension's rear facing window would comprise white painted timber frames and be aligned with existing windows above and below. As such officers consider the extension would have an acceptable impact on the host property's rear elevation. The proposed extension would appear similar to other extensions on the rear elevation of neighbouring properties.

The proposed rear roof terrace would occupy space on an existing flat roof extension on the left side of the host property's rear elevation. The development would involve the replacement of the existing rear elevation window a new door and the installation of 1m high glass balustrade to enclose the space. Officers note that the glass balustrade would not appear as a visually intrusive addition within its setting given the variety of roof terraces already in use on the rear elevation of neighbouring properties.

Although the proposed extension would impact levels of light reaching the nearest rear facing window of neighbouring property no.60 Highgate West Hill, Planning records show that this window serves an internal stairwell which is not afforded the same level of protection as habitable rooms such as bedrooms.

Therefore the impact of the development is not considered so harmful to neighbouring light levels or amenity as to warrant refusal of the application on this basis.

The proposed terrace area would be screened by the existing rear extension to no.62 and the proposed extension at the application site. As such it is not considered that its use would give rise to adverse overlooking or loss of privacy impacts on neighbouring properties. Furthermore, given the proposed roof terrace's modest size officers consider it would have an acceptable impact on neighbouring amenity and would not increase the level of overlooking or additional harmful noise impact on neighbouring properties.

This application was considered acceptable on the basis of revised drawings showing alterations to the proposed door as well as a glass balustrade. One objection and one comment were received during public consultation. Further details of these can be viewed in the consultation summary document. The site's planning history was taken into account when determining this application.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SO5.1 and SO5.3 of the Highgate Neighbourhood Plan 2017 . The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2019.

- 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 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).
- 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+Re>

quirements+%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', written in a cursive style.

Daniel Pope  
Director of Economy, Regeneration and Investment