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Mr Josh Lawlor  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

1 July 2020

**Re: Proposed outbuilding at 45 Highgate West Hill, Highgate, London, N6 6DB**

Dear Josh,

This letter is written in support of this planning application, submitted on behalf of Mr Timothy Rowe, for a new, single storey outbuilding to the front of the building at 45 Highgate West Hill, a Grade II\* Listed Building located within the Highgate Conservation Area. The proposed outbuilding will be used for the storage of vehicles, cycles and other equipment incidental to the maintenance of the property, and as a workshop.

The building is carefully designed and will be located discretely within the mature landscaping at the front of the property and will be accessed directly from the existing in-and-out driveway. It comprises a single storey building clad entirely in Cedar shingle. Compost bins are proposed at the rear of the building. No trees are required to be removed as part of this proposal and the building will not be visible from public viewpoints.

This planning application comprises the following documents, to which this letter refers to:

- Existing and proposed drawings – Chris Dyson Architects (see Appendix 1);
- Heritage Appraisal – The Heritage Practice; and
- Arboricultural Report – Marcus Foster Arboricultural Design and Consultancy.

The application is considered against planning policies T2, D2 and A3 of the Local Plan and relevant parts of chapter 16 of the NPPF below.

**Principle of Development**

The proposal comprises of an outbuilding to be used for parking of the owner's classic car and for use as storage/workshop. Policy T2 (Parking and Car-free Development) of the Camden Local Plan seeks to limit the availability of parking and requires all new development in the borough to be car-free.

The proposal does not comprise 'new development' and, as such, parts a, b and c of the policy do not apply. Parking exists on site at present, and the applicant owns the 'in and out' driveway and mature landscaped area to the front of the property (the neighbour at no. 46 has a right of access over this land), and the proposal would not result in any increase in parking demand.

Part d seeks to '*resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking.*' The proposal will not require the introduction of a new vehicle crossover and so will not result in the

loss of any on-street parking. Nor will the proposal result in the interruption or breaking of the boundary treatment around the property. The appearance of the property from the public realm will be unchanged following the development. The proposal is located amongst the evergreen shrubs and trees within the area to the front of the building where parking could conceivably occur at present without the need for any new planning permission. No trees will be affected by the development.

The building design will ensure there is no impact on drainage.

The proposal will be used for the storage of the applicant's historic vehicle, as well as for storage of equipment incidental to residential use of the property. It would not add to existing parking levels, put pressure on on-street parking, or result in damage to the local environment, either by impacting on the boundary treatment of the property, or surface water drainage. As such, it is considered that the introduction of a modest, single storey building, undetectable from public views, in this location would not be contrary to Policy T2.

### **Heritage and Trees**

Policy D2 (Heritage) seeks to preserve and, where possible, enhance Camden's heritage assets and their settings. It seeks to preserve trees and garden spaces which contribute to the character and appearance of a Conservation Area, or which provide a setting for Camden's architectural heritage. Development that would cause harm to the significance of a listed building, through an effect on its setting is also resisted. The policy is clear that the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh them.

Policy A3 (Biodiversity) sets out that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value, requires that trees are adequately protected during construction, and additional trees and vegetation are incorporated wherever possible.

This planning application is accompanied by a Heritage Assessment prepared by The Heritage Practice which focuses on the effect of the proposed outbuilding on the setting of the site and nearby listed buildings, and the character and appearance of the Highgate Conservation Area. It identifies that, amongst other attributes, the site contributes to the history of ownership and historic development of the listed buildings, provides a green barrier between the listed buildings and the street, and contributes to Highgate's semi-rural feel.

In addition it notes that it is not uncommon or unreasonable for ancillary structures to be positioned within the residential curtilage of listed buildings and that the proposal can be accommodated without affecting any trees on-site.

The application is also accompanied by an Arboricultural Report which confirms that the proposal can be erected without the removal of any trees on site and identifies an appropriate method statement for ensuring that the existing trees will not be harmed. It also identifies appropriate additional planting on site.

The Heritage Assessment concludes that the proposed scheme would not result in any *'harm to those qualities of the site that contribute to the setting and therefore the significance of nearby listed buildings'* and that it would not result in *'harm to the characteristics of the site that contribute to the character and appearance of the Highgate Conservation Area'* and as such the proposal complies with the relevant statutory provision and relevant historic environment policy.

The conclusions of the heritage assessment are clear that the proposal would not result in any harm to the respective heritage assets and as such the proposal complies with the requirements of Policy D2 of the Local Plan and policies in the NPPF on conserving and enhancing the historic environment. It has been demonstrated that the proposal does



not result in 'less than substantial harm' and so it is not considered necessary to identify any public benefits to outweigh such harm. It is however worth noting that such benefits do exist in the form of reducing the potential for domestic clutter to the front of the Grade II\* Listed Buildings, including potentially further vehicle parking, and the creation of safe and secure cycle parking. The proposal would fully comply with the requirements of Policy A3.

**Conclusions**

The proposal will provide a storage building for the applicant at the front of their house, allowing for the storage of a much loved classic car on site, as well as providing space for storing bicycles, gardening equipment and other items ancillary to the use of the frontage of the property.

The outbuilding has been carefully designed and positioned to minimise any impact on the setting of the Grade II\* Listed Buildings and the Highgate Conservation Area, and ensures that there will be no impact on the existing trees on site. The proposal will not result in the creation of on-site parking, and will not detrimentally impact the boundary treatment and enclosure of the front garden.

It is considered that the proposal fully complies with Policies T2 (Parking and Car-free Development), D2 (Heritage) and A3 (Biodiversity) of the Camden Local Plan. All other material considerations, including the NPPF, are supportive and it therefore follows that the application should be positively determined.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

Sarah Ballantyne-Way

Director

**Appendix 1 – List of Drawings**

Plan	Plan Reference
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Existing Site Plan	0417 A 0010 00
Proposed Site Plan	0417 A 1010 00
Existing Street Elevation	0417 A 0111
Proposed Street Elevation	0417 A 1111 01
Existing Street Elevation	0417 A 0112 00
Proposed Street Elevation	0417 A 1112 00
Existing Street Elevation	0417 A 0113 00
Proposed Street Elevation	0417 A 1113 00
Proposed Outbuilding	A 1110 03
Proposed Outbuilding Section	0417 A 1204 00