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

18 September 2020

**Re: Proposed bathroom extension 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, proposed alterations to the existing kitchen wing, comprising the raising of the roof level to allow for an additional bathroom within the enlarged roof space at 45 Highgate West Hill, a Grade II\* Listed Building located within the Highgate Conservation Area.

Planning permission (2019/4092/P) and Listed Buildings Consent (2019/4270/L) have recently been approved at 45 Highgate West Hill for:

*The erection of two storey brick side extension with basement and lightwells, part brick part glazed link to main house, creation of doors from windows and associated alterations, part demolition of existing extension.*

This provides the context in which this new proposal should be assessed. This permission included some works to the 1930s extension to which the current proposal relates, namely the insertion of conservation rooflights and the ceiling opened to the rafters.

The proposed extension involves the raising of the roof of the 1930s extension by 1.5m alongside the insertion of 2 conservation rooflights to the rear, and low level, flush rooflights to the front elevation. The chimney is also raised accordingly.

The extension has been carefully designed to ensure it is entirely in keeping with the character of the property. The proposed location for a new bathroom has also been carefully considered in the context of the main Grade II\* Listed property. By locating the new bathroom within the 1930s element of the property, this avoids the need for substantial internal alterations within the main Georgian element of the property.

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

- Existing and proposed drawings – Chris Dyson Architects; and
- Heritage Appraisal – The Heritage Practice.

The application is considered against planning policies D1, D2 of the Local Plan, DH2 and DH4 of the Highgate Neighbourhood Plan, Camden Planning Guidance, 'Altering and Extending Your Home', and relevant parts of chapter 16 of the NPPF below.

## Impact of the Proposed Development

Policy D1 (Design) seeks to secure high quality design in development which respects local context and character. Policy D2 (Heritage) seeks to preserve and, where possible, enhance Camden's heritage assets and their settings. Development that would cause harm to the significance of a listed building, through an effect on its setting is 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 DH2 (Development Proposals in Highgate's Conservation Areas) of the Highgate Neighbourhood Plan states that development proposals, including extensions and alterations, should preserve or enhance the character or appearance of Highgate's Conservation Areas, and respect the setting of its listed buildings and other heritage assets. Policy DH4 (Side Extensions) states that side extensions to detached or semi-detached properties should be sensitive to the character of the streetscape and subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail.

LB Camden's Planning Guidance, '*Altering and Extending Your Home*' (March 2019) sets out criteria based guidance in relation to rear and side extensions.

This planning application is accompanied by a Heritage Assessment prepared by the Heritage Practice which focuses on the impact of the proposed roof alterations to the 1930s extension to the setting of the site, and the character and appearance of the Highgate Conservation Area.

The report notes that the overall character of the 1930s extension is of a service wing, which has some interest in a hierarchical sense, but this is clearly ancillary to the main Georgian building and a secondary feature to this principal part of the property. The report concludes that raising the roof of the kitchen wing would not affect or harm its historic or architectural interest as it would remain recessive and secondary in appearance to the main house.

Furthermore, the report notes that introducing a bathroom within the raised roof space of the kitchen wing, would have the benefit of reducing pressure on the main house to accommodate a further bathroom within the main Georgian element which would otherwise require subdivision and alterations to the fabric of the main house.

It is considered that the proposal complies with the requirements of Policy D2 of the Local Plan and DH2 of the Highgate Neighbourhood Plan and policies in the NPPF on conserving and enhancing the historic environment. It has been demonstrated that the proposal would result in a minor alteration to the Grade II\* house which has the benefit of avoiding the need to subdivide the original layout at first and second floor level. Furthermore, the proposals would represent a very minimal change to the Highgate Conservation Area and would not result in any harm to the character and appearance of the Conservation Area.

In addition, the proposals are also considered to fully comply with Policies D1 of the Camden Local Plan, DH4 of the Highgate Neighbourhood Plan and Camden Guidance on '*Altering and Extending Your Home*' as the proposals will ensure that the subordinate relationship of the kitchen wing with the main Georgian part of the property is maintained and the design is entirely in keeping with the architectural style of the existing 1930s extension.

## Conclusions

The proposal will provide an additional bathroom for this large, family home. The location of the bathroom has been carefully considered in the context of its location within this Grade II\* Listed Building, as well as in terms of its impact on the character and appearance of the relevant designated heritage assets



It is considered that the proposal fully complies with Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan, DH2 (Development Proposals in Highgate's Conservation Areas) and DH4 (Side Extensions) of the Highgate Neighbourhood Plan and Camden Planning Guidance, *'Altering and Extending Your Home'*. 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
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