

Application ref: 2020/3304/P
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Date: 13 November 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/planning

Scales Gunn Design Ltd
6 North Grove
London
N6 4SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Hillway
London
N6 6QA

Proposal: Erection of a single storey side extension to front and rear of the existing converted garage; and enlargement of existing patio into rear garden.

Drawing Nos: HILL24 -P- 100, HILL24 -P- 101, HILL24 -P- 102, HILL24 -P- 200 & HILL24 -P- 201

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH2 and DH4 of the Highgate Neighbourhood Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans HILL24 -P- 100, HILL24 -P- 101, HILL24 -P- 102, HILL24 -P- 200 & HILL24 -P- 201.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed side extensions would be subordinate to the host property in scale and design. The front side extension would be located forward of the existing converted garage but set back from the front building line and lower than the front porch. It would be rendered and painted to match the host building and include timber garage doors to match the existing fenestration. Due to being set back from the front elevation, it would continue to be read as a dwelling house with a subordinate side extension. The rear side extension would consist of materials to match the host property, form a common alignment with the adjoining property (No. 26), and would not be readily visible from the public realm. The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

The loss of soft landscaped rear garden space is regrettable, however, it is considered that a sufficient proportion would be retained. The enlarged patio would not extend beyond the rear building line established by the new rear side extension. The proportion of soft landscaped garden space retained would be similar to the adjoining property, No. 26, and as such in keeping with what has been established in the immediate surrounding area.

It is not considered there would be any significant detrimental impact to residential amenity. The access points to the subject property would remain as existing, no new views would be afforded and there would be no change in use. Both the front and rear side extensions would not project beyond either the front or rear building lines of the adjoining, No. 26, and as such is not considered to cause any significant harm to light or outlook.

One objection comment was received following statutory consultation, this has been addressed in the associated consultation summary document. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 the 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 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, policies DH2 (Development Proposals in Highgate's Conservation Areas) and DH4 (Side Extensions) of the Highgate Neighbourhood Plan (2017), the London Plan (2016), the London Plan intend to publish (2019) and the National Planning Policy Framework (2019).

- 2 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.

- 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 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).

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



Daniel Pope
Director of Economy, Regeneration and Investment