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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Householder Application for Planning Permission for works or extension to a dwelling and for relevant
demolition of an unlisted building in a conservation area
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	71
Suffix	
Property name	
Address line 1	Highgate West Hill
Address line 2	
Address line 3	
Town/city	London
Postcode	N6 6BU
Description of site location must be completed if postcode is not known:	
Easting (x)	528289
Northing (y)	187313
Description	

2. Applicant Details

Title	Mr
First name	Richard
Surname	Sumray
Company name	
Address line 1	71, Highgate West Hill
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	N6 6BU
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Ms
First name	Sara
Surname	Yabsley
Company name	Yabsley Stevens Architects
Address line 1	18 A Broadlands Road
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	N6 4AN
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

The work includes replacement and alteration to the existing rooflights, reinstating the window on the first floor, alteration to the external door at ground level, and conversion of the garage into a home gym.

Has the work already been started without consent?

☐ Yes ☒ No

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	Unregistered
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5. Site Information

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes ☒ No

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

0.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

April

Year

2021

When are the building works expected to be complete?

Month

August

Year

2021

8. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

None.

9. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Roof

Description of existing materials and finishes (optional):

Garage – corrugated pitched roof

Description of proposed materials and finishes:

Garage – green roof

Windows

Description of existing materials and finishes (optional):

Main House – painted timber windows

Description of proposed materials and finishes:

Main House – painted timber window with partially obscured glass, conservation rooflights

Doors

Description of existing materials and finishes (optional):

Main House – solid timber door
Garage – metal door & painted timber door

Description of proposed materials and finishes:

Main House – glazed external timber door
Garage – glazed timber doors

9. Materials

Walls	
Description of existing materials and finishes (optional):	Main House - Brick Garage - Brick
Description of proposed materials and finishes:	As existing

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Brick and timber fencing
Description of proposed materials and finishes:	As existing

Lighting	
Description of existing materials and finishes (optional):	Lantern light adjacent to front door
Description of proposed materials and finishes:	As existing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Brick
Description of proposed materials and finishes:	As existing

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawings as detailed on 1912 Drawing Issue Sheet_201217
Design and Access Statement 1912_201217

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

13. Site Visit

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

14. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	2019/2846/PRE

Date (Must be pre-application submission)

31/05/2019

Details of the pre-application advice received

Pre-application conclusion:

No. 71 Highgate West Hill is noted as a heritage asset within Camden and contributes positively to Highgate Conservation Area. As such development must robustly preserve or enhance its special character and that of its surroundings, and this must be clearly demonstrated by the decision Officers recommend at application stage.

The proposed window reinstatement, enlarged roof lights and alteration to the right hand access door are on balance acceptable in their impact to the building and neighbours subject to the above guidance.

Alteration to ground floor access door:

'The proposal is to alter this door from a largely solid 'timber door with a small glazed section, to a largely glazed timber framed door to allow greater light penetration to the interior space. This change would preserve the existing door opening dimensions and would be acceptable in principle, however further details of the door design should be provided at application stage.'

Rooflights:

The building enjoys a number of existing rooflights. Whilst these do not make a positive contribution to the roof they do not impact its distinctive massing and form. Given the two proposed larger roof lights would replace existing roof lights and be sited on a roof slope facing towards an adjoining higher level parapet wall their visibility and impact would be limited. On balance the larger roof lights would be acceptable. Roof lights should be conservation type and flush to the roof slope.

Reinstated window:

The existing front facing windows do allow views towards the adjoining 4 South Grove, however the reinstated window would be sited notably closer to adjacent neighbour windows and would directly overlook their garden space and patio doors at close range. As such this window should remain obscure glazed and non-openable below a height of 1.7m from the main internal room floor level.

15. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

16. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

16. Ownership Certificates and Agricultural Land Declaration

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)