

Application ref: 2020/3225/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 21 December 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

CSM+Architects
1 Boyd Street
Shieldfield
Newcastle upon Tyne
NE2 1AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
81 Hillway
London
N6 6AB

Proposal: Demolition of the existing lean to and erection of a single storey rear/side extension and conversion of garage to utility room with ancillary facade/fenestration alterations to the front elevation.

Drawing Nos: 2704-01; 2704-02A; 2704-03C; Site location plan commissioned by Stanfords dated 29 December 2016.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 2704-01; 2704-02A; 2704-03C; Site location plan commissioned by Stanfords dated 29 December 2016.

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

- 4 Prior to commencement of any part of the relevant work, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details
 - iii. full details of planting species and density

The green living roofs shall be fully provided in accordance with the approved details and thereafter be retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the proposed ground floor extension shall not be used as a balcony, roof terrace or similar amenity space in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the extension hereby approved shall only be used for purposes incidental to the residential use of 81 Hillway shall not be used for any other purposes whatsoever, including as a separate independent residential dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1 and H3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

There is an existing rear (west) extension at the application site, which measures 3.3m high, 4.5m deep and 2.1m in width. The neighbouring property no.79 Hillway has a 4.9m deep single storey rear extension (2009/3900/P dated 22/10/2009). The host property was also granted planning permission (2017/3800/P dated 27/11/2017) for the demolition of the existing lean-to and construction of a single storey rear extension. As such, the principle of the proposed rear extension in this location is considered to be acceptable and the proposed extension is considered to be a subservient addition which would be set back from the building line of the existing lean-to by approximately 316mm.

The proposed single storey extension would measure approximately 3m in height, projecting 4.6m beyond the rear elevation and measure 4.0m in width. The proposed extension would be constructed in matching stock brick walls that would be sympathetic to the existing building. It is considered that the proposed rear extension, due to its size and location, would not unduly harm the character or appearance of the building, the surrounding townscape or the Holly Lodge Conservation Area.

The rear extension would incorporate a green roof in accordance with planning policy A3 of the Local Plan to promote biodiversity and sustainability - details of this shall be secured by the attached condition. The proposed works are considered not to impact on any trees. A number of properties within the terrace have the garages converted with associated fenestration alterations. Thus, the conversion of the garage into a habitable room and the associated alteration to the façade/fenestration by replacing the garage door with double glazed timber framed windows and a timber framed door is considered to be acceptable. The proposed window would be a similar design and appearance to the existing windows of the front elevation. This alteration would not detract from the character and appearance of the host property or conservation area.

The proposed alterations are considered to be of an acceptable siting, scale, design and material finish and would not result in harm to the character and appearance of the property or surrounding area and Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received following public consultation on this application, though the CAAC requested a condition for the proposed green roof not to be used as a roof terrace or similar amenity space in perpetuity, which has been duly noted. The planning and appeal history of the site and surrounding area has been considered in the determination of this application.

The application site's planning history has been taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), A3 (Biodiversity), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017; DH2 (Development Proposals in Highgate's Conservation Areas) and DH3 (Rear Extensions) of the Highgate Neighbourhood Plan 2017; the London Plan 2016 and the National Planning

Policy Framework 2019.

- 2 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).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.
- 5 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)

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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
Chief Planning Officer