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

18 December 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 cycles and other equipment incidental to the maintenance of the property, and as a workshop.

The proposed building represents an amendment to application references: 2020/3067/P and 2020/3397/L which is currently awaiting determination and comprises a similar sized building to be used for the storage of motor vehicles alongside the storage of 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 D2 and A3 of the Local Plan and relevant parts of chapter 16 of the NPPF below.

**Impact on Heritage**

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 assesses 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 Heritage Appraisal also assesses the site as a non-designated heritage asset (NDHA). It notes that the site is not identified within the Highgate Conservation Area Appraisal as being a feature of landscape interest and while it is acknowledged that the site can be said to be a non-designated heritage asset (NDHA), the significance of this asset is primarily associated with its aesthetic value. The past land use of the site has some historic interest, however, associations of the site as part of the former common are less tangible than the site's current physical character and appearance, as the site has been in private ownership for a substantial period of time.

The assertion that the site comprises 'common land' has been demonstrated to be incorrect in our previous submission from Keystone Law (dated 9<sup>th</sup> September 2020) which provided evidence from the 'Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate' (published in 1936) which stated that the 'right of way from South Grove to Hampstead Lane (*note this was the previous address of the site*) was closed in 1919 at which time the land in front was also enclosed'. It is therefore clear that the site has been in private ownership for over a century.

The Heritage Appraisal notes that the historic, documented associations of the site (i.e. its use as part of the former common) would remain in the record and the proposal would not cause harm to this, however, it must be acknowledged that the status of the site has evolved over the 20<sup>th</sup> and 21<sup>st</sup> centuries.

In addition to addressing the historic interest of the site, the Heritage Appraisal also considers the effects of the proposal on non-designated and designated heritage assets. The Appraisal demonstrates that the proposal would cause no harm to the aesthetic value of the site as the building would not be seen from the public realm and the townscape value and visual interest of the site would be preserved. The proposal would also not cause harm to the setting (and therefore significance) of the nearby listed buildings or to the character and appearance to the Highgate Conservation Area. We therefore consider that the proposal fully complies with the Policy D2 of the Local Plan and the NPPF.

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 LB Camden Tree Officer has not raised any objections to the current application references: 2020/3067/P and 2020/3397/L but has suggested several conditions to ensure the protection of the retained trees during construction works and to secure full details of hard and soft landscaping.

With regard to protecting the retained trees on site, we are happy for full details to be secured by condition. For your information, our intention is to plant a maximum of 10 litre plants with spacings of a minimum of 600mm to avoid root disturbance.

With regard to the proposed soft landscaping on site, we note that you suggest there are several species which may not be appropriate within this location (for example, laurel). We confirm that at this stage our indicative soft landscaping proposals for the site comprise the planting of an evergreen hedge surrounding the proposed outbuilding



(which will provide enhanced screening). We suggest that holly (*Ilex aquifolium*) would be the most appropriate species as it is a native species with good biodiversity attributes.

We would be happy to discuss this in more detail with LB Camden Tree Officer if this would be helpful.

### **Conclusions**

The proposal will provide a storage building for the applicant at the front of their house, allowing for the storage of 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. As the proposal will not be visible from the public realm, no harm will be caused to the aesthetic value of the site.

Furthermore, the applicant has discussed the proposal with immediate neighbours who have all given their support.

It is considered that the proposal fully complies with Policies 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**



<b>Plan</b>	<b>Plan Reference</b>
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 Drive Elevation	0417 A 1112 01
Proposed Street Elevation	0417 A 1113 00
Proposed Outbuilding	A 1110 03
Proposed Outbuilding Section	0417 A 1204 01