

## 2020/4346/P and 2020/4858/L - 45 Highgate West Hill



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1. view of front elevation from forecourt

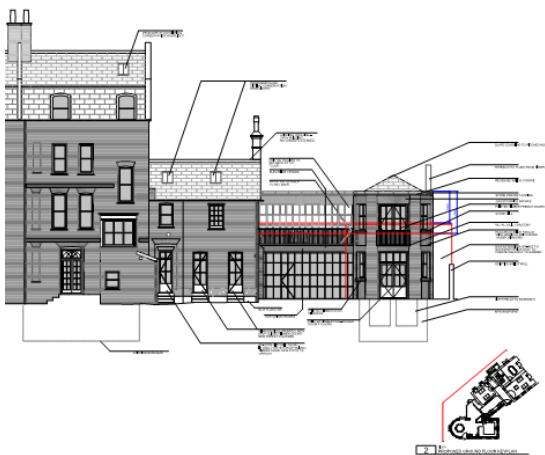


2. Front elevation - previously approved to left and proposed to the right

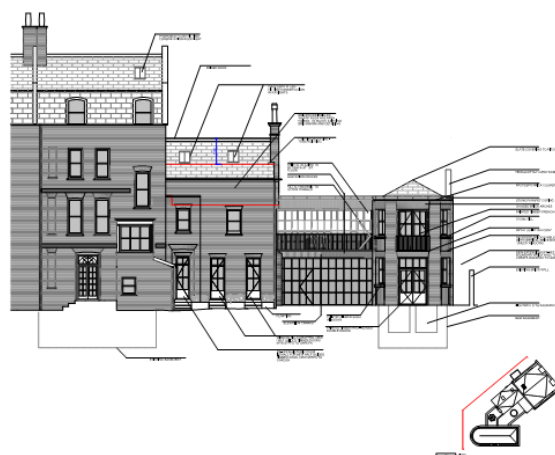
#### 5.2 - rear elevation

All reclaimed brickwork (colour, texture and detailing) beneath the raised roof to match the existing.

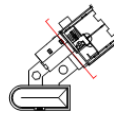
As Approved



As Proposed



3. Rear elevation - Previously approved to left and proposed to the right

[illegible][illegible]

4. Sections - Previously approved to left and proposed to the right

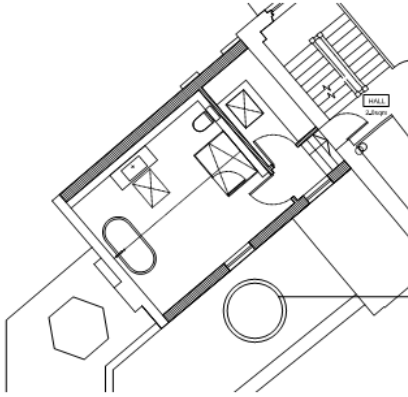


5. Previously approved views across reservoir from the Grove



6. Previously approved view from the forecourt





Proposed Floor Plan of proposed bathroom



3D Massing Proposal showing the upward extension, as the site is approached.



Proposed Street View from The Grove during winter time, when the trees are missing foliage.

## 7. Proposed views and first floor plan of bathroom

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	18/11/2020
		N/A		Consultation Expiry Date:	16/11/2020
Officer			Application Number(s)		
Josh Lawlor			1. 2020/4346/P 2. 2020/4858/L		
Application Address			Drawing Numbers		
45 Highgate West Hill  London  N6 6DB			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>1. 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 and associated alterations and resubmission proposals approved under 2019/4092/P (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').</p> <p>2. 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 and associated alterations and resubmission proposals approved under 2019/4270/L (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, alterations to room layouts, part demolition of existing extension).</p>					
Recommendation:		1. Grant conditional planning permission 2. Grant listed building consent			
Application Type:		1. Householder Planning Permission 2. Listed Building Consent			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Summary of consultation:		Site notices were displayed near to the site on the 23/10/2019 (expiring 16/11/2020)  The application was also publicised in the local press from 29/10/2020 (expiry 22/11/2020)			

<b>Adjoining Occupiers:</b>	No. of responses	<b>1</b>	No. of objections	<b>1</b>
<p><b>Summary of consultation responses:</b></p>	<p>One objection was received from Three Bells House, Hampstead Lane, the objection can be summarised as:</p> <ol style="list-style-type: none"> <li><b>1. Not in accordance with pre-application advice</b> - The application alleges, without justification, that LB Camden's views have been overtaken by the granting of planning application 2019/3223/P. We say that is not the case and that LB Camden's views should continue to be respected.</li> <li><b>2. Harm to Grade II* Listed Building</b> - The Heritage Appraisal in support of the application acknowledges (section 1.9) that LB Camden's view is that: <ul style="list-style-type: none"> <li>The 1930s extension is subservient to the 1720s building.</li> <li>The proposed raising of the ridge of the 1930s extension would cause harm to the listed building. The existing 1930s extension reads as a subordinate element to the original 1720s house.</li> <li>The current height of the 1930s extension therefore should be maintained in order to preserve the significance of the Grade II* building.</li> </ul> </li> </ol> <p>The application acknowledges (section 2.8) that 'The 1930s side extension lacks the special architectural and historic interest of the 1729 pair of early Georgian houses'. The proposed development would serve only to exaggerate the impact of the 1930s extension on the integrity of the 1720s building.</p> <p>The application ignores the deleterious effect of the proposed increase in height of the 1930s extension as seen from the rear of the premises, increasing, as it would, the mass of the 1930s extension in comparison with the 1720s building. The application claims that 'Raising the roof of the kitchen wing would not affect or harm its historic or architectural interest' there would be no disruption to the balance between the 18th century house and the early 20th century addition.' We say that a 20% increase in the height of the 1930s building will have exactly the opposite effect and will significantly alter the balance between the two buildings. Any increase in the size of the 1930s extension will only serve to enhance the impression that a third, architecturally incompatible, house has been tacked onto the side of the original 1720s building.</p> <p>Officer response to points 1 – 2 above:</p> <ol style="list-style-type: none"> <li>Pre-application advice represents an initial informal officer view based on the information available to us at that stage. This advice is not binding upon the Council, nor does it prejudice any future planning application decisions made by the Council. It is noted that the initial pre-application proposal was revised in other respects, such as decreasing the height of the two storey extension.</li> </ol>			

	<p>2. See Design &amp; Heritage assessment of this report</p>
Historic England	<p>Response from Historic England:</p> <ol style="list-style-type: none"> <li>1. On the basis of the information available to date, we do not wish to offer any comments. We suggest that this application should be determined in accordance with national and local policy guidance and that you seek the views of your specialist conservation adviser.</li> </ol>
Highgate Society	<p>The Highgate Society made the following objection to the proposal:</p> <ol style="list-style-type: none"> <li>1. <b>Harm to Grade II* Listed Building</b> This proposed addition to the height of the 1930s extension to this Grade II* listed house was included in a pre app submission for a previous application (2019/4092/P). This was considered by Camden Council, by Historic England, by the Georgian Group, and by the Society for the Protection of Ancient Buildings (SPAB) and all concluded that it was unacceptable.</li> </ol> <p>The letter from Historic England dated 20<sup>th</sup> September 2019 states:-  <b>“Alterations to the 1930s building:</b></p> <p><i>Para 5.4. The 1930s extension is subservient to the 1720s building and sits well within the setting of the historic listed building and contributes to the significance of the listed building. It has its own merits by way of its period architecture. It is now part of the established character of the listed building.</i></p> <p><i>Para 5.5. The proposed raising of the ridge of the 1930s extension would cause harm to the listed building. The existing 1930s extension reads as a subordinate element to the original 1720s house. Considering that the mansard roof was a later addition to the original house, the height of the original house needs to be well regarded. The current height of the 1930s extension therefore should be maintained in order to preserve the significance of the Grade II* listed building.”</i></p> <p>The letter from the Society for the Protection of Ancient Buildings states:-</p> <p><i>“Whilst the existing 1930s extension is not a building of importance in its own right, it is of a much more appropriate scale, referencing the smaller houses on the East side of Highgate West Hill around Pond Square and South Grove. It is this contrast of scales which sets the higher status houses into context. A pleasing mixture of the ‘vernacular cottage’ alongside the ‘polite’ Georgian architecture characterises this part of the village, on both sides of Highgate West Hill. The proposed new extension, because of its excessive scale, would fundamentally alter this relationship, causing harm to both the listed buildings and their setting.”</i></p> <p>The applicant made significant alterations to their application following those pre-app discussions, including not altering the</p>



existing 1930s extension, and on that basis was granted consent. Historic England commented:-

*“ We welcomed the revisions made to the scheme at the pre-application stage that retain the existing roofline of the 1930s extension, which helps to maintain the primacy of the main house taken within the context of the wider proposals to extend the building.”*

*In our opinion, the applicant was very fortunate to gain that consent. We do not consider that anything has changed in the last 12 months that would now make this proposed addition of 1500mm to the roof height of the 1930s building acceptable.*

*We consider that such an extension would significantly harm the listed building, of which it is a part, would harm the setting of the 1720s house when seen from the Grove, and would harm the Conservation Area. The Highgate Society strongly objects to both this application and the application for the garage HGP/2020/3067/P & 3397/L. In light of the comments previously given on both schemes, these applications really should never have been made.*

2. *We are surprised to note that none of the previous consultees quoted above have made any comment thus far and would ask whether they have been invited to do so, given the importance of the listed building and the Conservation Area.*

*Officer response to points 1-2 above:*

1. *Please see Design and Heritage assessment of this report*
2. *It is noted that the Georgian Group did not object to the previously approved scheme, the society withdrew their initial objection following a site visit. Historic England have been consulted and have responded stating that they do not wish to comment on the application.*

## Site Description

45 Highgate West Hill is a Grade II\* listed building, listed together with No 46, built c 1729. The main house is three storeys with basement and late 19<sup>th</sup> century mansard roof. No. 45 is of three bays in width with a half blind window with the entrance bay located within a later side extension. The Highgate Village Conservation Area Appraisal mentions 45 and 46 Highgate West Hill as ‘a substantial pair of semi-detached houses consisting of a ten-bay frontage’. The ‘Buildings of England’ mentions these buildings as a ‘forbidding pair’. Internally the main house retains its original floor plan and some historic joinery. A two storey brick side extension with steeply pitched roof and chimney stack to the house was added in the 1930s and a further single storey extension was added in the 1970s replacing a similar sized garage building.

Directly to the south of the site is the Grade II listed Highgate Reservoir and to the west is The Grove where there are several listed buildings. The entrance and exit to both 45 and 46 is via Highgate West Hill and is marked by an access way fronted by a triangular piece of land with trees and shrubbery. The building is located within Sub Area 1 (Highgate Village) of the Highgate Conservation Area which is identified as the Historic core of the Conservation area. The character of this part of the Highgate Village Conservation Area is semi-rural and formed by the relationship of topography, open spaces,

urban form and architectural details. The building is identified as making a positive contribution the character and appearance of the conservation area.

The site is also located within the Highgate Neighbourhood Plan area.

## **Relevant History**

**2019/4092/P** - 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. **Granted 23/12/2019**

**2019/4270/L** - Works to Grade II\* listed building including 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, alterations to room layouts, part demolition of existing extension. **Granted 23/12/2019**

**2014/2629/P** and **2014/3223/L** Replacement of staircase bay window and garden facing studio room door-set joinery. **Granted 10/07/2014**

**2007/3784/L** Replacement of timber and glass lantern to flat roof. **Granted 08/10/2007**

## **Relevant policies**

### **The National Planning Policy Framework 2019**

- Chapter 12- Achieving well-designed places (paragraphs 124-128, 130, 131).
- Chapter 16- Conserving and enhancing the historic environment (paragraphs 190, 193 and 196).

### **London Plan 2016, consolidated with alterations since 2011**

- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology

### **Camden Local Plan 2017**

- A1 Managing the Impact of Development
- G1 Delivery and Location of Growth
- A2 Open space
- A3 Biodiversity
- A5 Basements
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding

### **Highgate Neighbourhood Plan 2017**

- Policy DH1 Demolition in Highgate's Conservation Areas
- Policy DH2 Development Proposals in Highgate's Conservation Areas
- Policy DH4 Side Extensions
- Policy OS2 Protection of Trees and Mature Vegetation
- Policy OS3 Local Green Space

- Policy DH7 Basements

### **Camden Planning Guidance (CPG)**

- CPG Design (July 2015 Updated March 2019)
- CPG Altering and Extending your Home (March 2019)
- CPG Amenity (March 2018)
- CPG Basements (March 2019)
- CPG Trees (March 2019)

### **Highgate Conservation Area Appraisal and Management Proposals 2007**

## **Assessment**

### **1. The proposal and background**

#### **1.1. Extant planning permission and listed building consent**

1.2. Planning permission and listed building consent has been granted under ref. 2019/4092/P and 2019/4270/L for the erection of a two storey brick side extension with basement and lightwells. The previous application proposed:

- The erection of a two storey brick extension with a height of 6.2m, made from London Stock brick in Flemish bond
- The extension would feature deep window reveals with recessed brick panels.
- The window and door openings would have gauged arches above. The sills and copings would be in reconstituted Portland stone. The sash windows and doors would be painted timber
- The existing roof lantern (to the existing link) would be incorporated into the roof of the proposed extension.
- Two conservation rooflights would be installed in the existing roof of the 1930s extension and the ceilings opened up to the rafters.
- The water pipes on the gable wall would be installed internally and re-rendered in a darker tone.
- The proposal involves hard and soft landscaping to the front and rear gardens.

1.3. Listed building consent was granted for internal works and works of repair, which include:

- Removal of modern wall lining to front room as basement level.
- Reopening of the original fireplace to the front room at ground floor and reinstatement of fireplace to front room at first floor
- Restoration of shutters to original front room at ground and second floor, refurbishment of historic shutters to front room at first floor
- At ground floor reinstatement of door to rear room and leaf door from entrance hall to front room which centres on re-installed fireplace.
- Blocking of 1970s opening between front and rear rooms of main house at first floor
- At first floor new double width door opening between front and rear rooms of main house
- At first floor a new opening to kitchen wing to create access to new first floor link
- Recesses to chimney breast at third floor reopened with detail to match existing
- Ceiling raised to original height with historically appropriate cornicing
- Non-original stained glass window to stairs at third floor replaced with clear glass.
- Existing artificial states of the mansard to be replaced with natural slate and concrete coping to be replaced with stone

- The water pipes on the gable wall would be installed internally and re-rendered in a darker tone.

### The current proposal

1.4. Planning permission and listed building consent is sought for the above works but includes the following additions:

- Increasing the height of the existing 1930's kitchen wing by raising the walls by 1500mm to allow for an additional bathroom within the enlarged roof space. The roof would be reconstructed to the existing pitch and the addition to the existing walls would use brick to match the existing.
- The proposed bathroom would be accessed off the second floor landing through a jib door in order to conserve the existing internal appearance of the listed building. The second floor layout in the main house is not altered.
- Two high level timber windows are proposed to the front elevation of the extended extension
- Two conservation rooflights would be inserted into the rear roofslope of the new roof of the 1930s extension (as per the previous consent)
- The existing chimney breast would be raised by 90cm
- The proposal would reuse existing slates, ridge tiles, chimney pots and bricks

## **2. Assessment**

2.1. The two storey plus basement side extension has already been assessed under ref. 2019/4092/P and 2019/4270/L and the permissions remains extant for these works. There have been no material changes to policy or site circumstances that would impact the acceptability of the previously consented elements.

2.2. The assessment of this application is therefore limited to the raising of the existing 1930's kitchen wing. The principal considerations material to the determination of this application are as follows:

- The impact upon the character and appearance of the grade II\* Listed building (exterior, interior, curtilage and setting (Heritage))
- Impact on street scene and wider Highgate Village Conservation Area (Design and Heritage)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)
- Basement assessment
- Impacts on mature trees

## **3. Design and Heritage**

3.1. Local Plan Policy D1 seeks to secure high quality design in development which respects local context and character. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings, including conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm. Policy A2 states that the Council will conserve and enhance the heritage value of designated open spaces and other elements of open space which make a significant contribution to the character and appearance of conservation areas or to the setting of heritage assets.

3.2. Policy DH2 of the Highgate Neighbourhood Plan states that development proposals, including alterations or extensions to existing buildings, 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. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

- 3.3. Policy DH4 states that side extensions to detached or semi-detached properties, should be sensitive to and respect the character of the streetscape. Proposals should not disrupt the integrity of the individual architectural composition where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail.

#### Significance of heritage assets and impact assessment

- 3.4. 45 Highgate West Hill is one of a pair of semi-detached houses listed together at Grade II\*, reflecting their high degree of architectural and historical significance. The houses date c. 1729 and are well set back from Highgate West Hill behind densely planted trees. The Listed pair 45 and 46 Highgate West Hill are of three main storeys with basements and late 19<sup>th</sup> century mansard roofs, number 45 is of three bays in width with a half blind window with the entrance bay located within a later side extension. The pair are described as 'a substantial pair of semi-detached houses consisting of a ten-bay frontage'. Internally the main house retains its original floor plan and some historic joinery. The significance of the Grade II\* listed pair is due to their age, rarity, architectural details and location within the Highgate Village Conservation Area.
- 3.5. No.45 has a series of later extensions located to the west of the main house, which vary in the contribution they make to the significance of the house. These include a side entrance bay possibly dating to late 18<sup>th</sup> century, a single storey 19<sup>th</sup> century closet wing, a two storey 1930s traditional brick extension with a steeply pitched roof and prominent chimneystack and a single storey extension dating from the 1970s which replaced a former detached garage.
- 3.6. The 1930s side extension is of less significance to the listing than the main building, its contribution results from its character as a service wing and its subordinacy to the main building in terms of form and mass.
- 3.7. The significance of this part of the Highgate Village Conservation Area, around nos. 45 and 46 results from the semi-rural or country village character. This character is formed by the relationship between topography, open spaces, urban form and architectural details. The appraisal states that the conservation area enjoys a wealth of open spaces and green surroundings which contribute to the informal landscape setting and rural atmosphere. The site lies within Sub-Area 1 Highgate Village of the conservation area, which forms the historic core of the conservation area. A series of strong edges define the village core around which the rest of Highgate developed. The listed pair nos. 45 and 46 have stood at the heart of the village centre since the first half of the 18<sup>th</sup> century.

#### The raising of the height of the 1930's extension

- 3.8. The listed building and its later extensions can be seen from a number of vantage points across the reservoir and are appreciated as a kinetic experience. Indeed the views of the Listed pair from the Grove and Highgate West Hill do allow for the appreciation of the site in its wider context. This context is semi-rural in character with a variety of built forms and structures. As stated above the significance of this part of the conservation area is defined by its informal landscape setting. As noted, there are a variety of building styles that are visible in this semi-rural setting and the increased height of the 1930's extension would still appear appropriately scaled within this context. In these views, the increased height of the 1930's extension would



only conceal a modest section of the rendered rear gable end of the listed building. It would not conceal any significant architectural features such as the front first floor windows. The proposed scheme would represent a very minimal change to the approved scheme when viewed across the reservoir from the Grove.

- 3.9. As stated above the 1930s extension is listed as a result of it being attached to the 1729 building. The revised proposal would retain the stepping down in height between the various elements, which helps to retain the primacy of the main listed building when viewed across the reservoir. The increase in height of the extension would in some ways re-establish the existing hierarchy between the listed building and its extension, thus highlighting the historic development of the site. In retaining the stepping down in height of the extension, the proposal provides a more legible reading of the extensions and their collective relationship with the 1729 building. In some respects, the submitted visualisations show that the new two storey extension appears less dominant in the context of the raised 1930s extension.

While it is not the most public view of the listed building and its pair at no.46, officers note that the front elevations can be fully appreciated from within the private forecourt. The set back of the 1930's extension from the principal elevation of the listed pair would ensure the extension would remain clearly subordinate to the listed building when viewed from the forecourt. The 1930s extension would still terminate a full storey below the eaves level of the main house.

- 3.10. The two rooflights to the rear roofslope of the 1930s building would not be visible from across the reservoir and are minor alterations that would cause little to no harm to the listed building. Overall, the alterations would retain the character of the 1930s extension as a service wing to the 1729 building. The extension would remain subservient to the principal listed buildings at no.45 and no. 46 and cause no additional harm to the listed building or conservation area.

#### Internal Alterations to the listed building

- 3.11. The proposed bathroom would be accessed off the second floor landing through a jib door. This jib door would retain the existing internal appearance of the listed building. This would allow horizontal and vertical circulation and would not harm the significance of the listed building. The former kitchen wing is a more flexible area where traditionally, such facilities have been stacked in a single location. Accommodating a second floor bathroom in a form of ancillary closet wing will relate to the historic development of the site. Two high level timber windows are proposed to the front elevation of the extended 1930s extension which are discreet openings which would respect the primacy of the main listed building. The small loss of historic fabric through creating an opening on the gable end is considered acceptable. Overall there would not be harm to plan form or historic fabric through access to the enlarged bathroom extension.
- 3.12. Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, as well the character and appearance of the conservation area, under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **4. Residential Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts

caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

4.2. The proposed side extension and raised 1930's extension is not in close proximity to neighbouring windows. The proposal would not cause a loss of light or outlook to neighbouring occupiers. The extension would not create new outlooks which would cause overlooking issues.

## **5. Basement impacts**

5.1. Policy A5 states that the Council will only permit basement development that does not cause harm to:

- Neighbouring properties
- Structural, ground, or water conditions of the area; and
- The architectural character and heritage significance of the building and area

5.2. The proposed basement has already been assessed against Policy A5 under the previous application. There is no additional basement excavation to what has already been consented under application ref. XXX) There has been an assessment of any impacts on drainage, flooding, groundwater conditions and structural stability. CPG Basements Table 1 sets out criteria (f. to m.) regarding the size of basements. The proposed basement would comply with requirements (f) to (m).

5.3. The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG Basements. Each stage of the BIA has been carried out by engineering professionals who hold qualifications relevant to the matters being considered.

5.4. Campbell Reith issued their BIA audit report on 29<sup>th</sup> December 2019 confirming that the submitted BIA and details have been conducted in accordance with the requirements of Policy A5 and CPG Basements and would result in negligible impact to the host listed building and neighbouring listed building. There have been no changes in policy or on site conditions which would alter the recent audit. The applicant has submitted details of a qualified engineer who will inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration, to ensure compliance with the design which has been checked and approved by a building control body. The submitted details and appointment confirm that the chartered structural engineers have the relevant qualifications which comply with the requirements of Camden Planning Guidance, including CEng and MIStructE.

## **6. Trees and biodiversity**

6.1. The trees which would be potentially impacted by the already consented side extension are located within a conservation area, and therefore have protected status. The already consented side extension, rather than the 1930s alteration, would be within the root zone of one Lime tree (T3).

6.2. The previously submitted Arboricultural Report which accompanies this application has been assessed by the Council's Tree and Landscaping Officer. The method statement within the report includes trial pits which show a small number of roots that will require severance in order to implement the proposal. This is considered acceptable provided this is done in accordance with the recommendations within the report. A condition is suggested to require tree protection measures to be installed in accordance with the method statement of the Arboricultural Report.

## **7. Recommendation**

Grant conditional Planning Permission and Listed Building Consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 11<sup>th</sup> January 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2020/4858/L  
Contact: Josh Lawlor  
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Date: 7 January 2021

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E1 6LY

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**45 Highgate West Hill**  
**London**  
**N6 6DB**

# DECISION

#### Proposal:

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 and associated alterations and resubmission proposals approved under 2019/4270/L (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, alterations to room layouts, part demolition of existing extension).

Drawing Nos: 0417\_A\_1011, 0417\_A\_1201\_5, 0417\_A\_1200\_4, 0417\_A\_1104\_3, 0417\_A\_1102\_4, 0417\_A\_1101\_6, 0417\_A\_1100\_5, 0417\_A\_110\_4, 0417\_A\_1005\_4, 0417\_A\_1004\_5, 0417\_A\_1003\_5, 0417\_A\_1002\_6, 0417\_A\_1001\_4, 0417\_A\_1000\_4, 0417\_A\_0201\_3, 0417\_A\_0200\_3, 0417\_A\_0102, 0417\_A\_1101\_4, 0417\_A\_0100\_2, 0417\_A\_0005\_3, 0417\_A\_0004\_3, 0417\_A\_0003\_3, 0417\_A\_0002\_2, 0417\_A\_0001\_4, 0417\_A\_0000\_2, Ground Investment and Basement Impact Assessment Report ref. J19183\_A, Arboricultural Impact Assessment ref. AIA/MF/077/19, TT001/45HWH, Arboricultural Addendum Note 01: Summary of Findings for Root Investigation Trial Trench

The Council has considered your application and decided to grant subject to the following condition(s):

## Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 0417\_A\_1011, 0417\_A\_1201\_5, 0417\_A\_1200\_4, 0417\_A\_1104\_3, 0417\_A\_1102\_4, 0417\_A\_1101\_6, 0417\_A\_1100\_5, 0417\_A\_110\_4, 0417\_A\_1005\_4, 0417\_A\_1004\_5, 0417\_A\_1003\_5, 0417\_A\_1002\_6, 0417\_A\_1001\_4, 0417\_A\_1000\_4, 0417\_A\_0201\_3, 0417\_A\_0200\_3, 0417\_A\_0102, 0417\_A\_1101\_4, 0417\_A\_0100\_2, 0417\_A\_0005\_3, 0417\_A\_0004\_3, 0417\_A\_0003\_3, 0417\_A\_0002\_2, 0417\_A\_0001\_4 0417\_A\_0000\_2

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policy DH2 of the Highgate Neighbourhood Plan September 2017.

- 4 Detailed drawings, Method Statement, Schedule of Works and Samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

d) Any new external joinery work shall match the existing joinery adjacent in respect of materials, dimensions and profiles, unless otherwise agreed in writing by the Local Planning Authority. Before work commences, drawings to a scale of 1:20, 1:10, 1:5 showing fully detailing new windows, doors, surrounds, other joinery and so forth shall be approved in writing by the Local Planning Authority and installed in accordance with the approved details. Details of materials; decorative/ protective finish; cross sections for glazing bars, sills, heads and so forth at a scale of 1:5 shall be submitted and approved; sample sections of the joinery work (glazing bars, sills and so forth) to be used to be submitted and approved. Details in regard to method of opening, method of glazing, colour scheme must be provided.



e) Samples and manufacturer's details of all new facing materials including a sample of the type of brickwork proposed, the face bond of brickwork, description of the joints proposed, joint thickness, mortar mix and finish profile. Confirmation of the materials and methods shall be approved in writing with the LPA and carried out accordingly. The approved sample panels shall be retained on site until the work is completed and the Condition is discharged.

f) a method statement for the removal of existing render and the same for application of replacement render, detailed drawings at 1:20 and samples of external materials and surface finishes of replacement render. An investigative test patch must be carried out on site for removal of render to not affect existing fabric. Sample panels for replacement render must be created and provided on site. Details to be provided in regards to the proposed mortar mix, the number of coats, relationship to existing finishes and openings.

g) Method Statement and proposals for existing rain water pipe on gable wall must be provided, supported with drawings at an appropriate scale.

h) A sample of the type of roofing material proposed; proprietary rooflights; treatment of gables and cappings; treatment of any roof features or elements, leadwork details (in accordance with LDA good practice), flues, vents or any other pipework piercing the roof, the means of ventilating the roof, supported with appropriate drawings ;

i) Details drawings showing treatment of gables and cappings, proposals for rainwater goods including gutters, downpipes, hopperheads and soil pipes on visible elevations must be provided including material, sectional profile, fixing details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policy DH2 of the Highgate Neighbourhood Plan September 2017

## 5 Expert Supervision:

Before work begins it shall be agreed in writing with the Local Planning Authority the appropriately qualified professional specialising in conservation work who will supervise the hereby approved works of alteration or demolition. Any proposed changes to the agreed supervision arrangements shall be subject to the prior written agreement of the LPA.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policy DH2 of the Highgate Neighbourhood Plan September 2017.

## Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 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.

- 3 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.

- 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

Chief Planning Officer

Application ref: 2020/4346/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: [Josh.Lawlor@camden.gov.uk](mailto:Josh.Lawlor@camden.gov.uk)  
Date: 7 January 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Chris Dyson Architects LLP  
1 Fashion Street  
Spitalfields  
london  
E1 6LY

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**45 Highgate West Hill  
London  
N6 6DB**

# DECISION

Proposal:

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 and associated alterations and resubmission proposals approved under 2019/4092/P (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).

Drawing Nos: 0417\_A\_1011, 0417\_A\_1201\_5, 0417\_A\_1200\_4, 0417\_A\_1104\_3, 0417\_A\_1102\_4, 0417\_A\_1101\_6, 0417\_A\_1100\_5, 0417\_A\_110\_4, 0417\_A\_1005\_4, 0417\_A\_1004\_5, 0417\_A\_1003\_5, 0417\_A\_1002\_6, 0417\_A\_1001\_4, 0417\_A\_1000\_4, 0417\_A\_0201\_3, 0417\_A\_0200\_3, 0417\_A\_0102, 0417\_A\_1101\_4, 0417\_A\_0100\_2, 0417\_A\_0005\_3, 0417\_A\_0004\_3, 0417\_A\_0003\_3, 0417\_A\_0002\_2, 0417\_A\_0001\_4, 0417\_A\_0000\_2, Ground Investment and Basement Impact Assessment Report ref. J19183\_A, Arboricultural Impact Assessment ref. AIA/MF/077/19, TT001/45HWH, Arboricultural Addendum Note 01: Summary of Findings for Root Investigation Trial Trench

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 and policy DH2 of the Highgate Neighbourhood Plan September 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 0417\_A\_1011, 0417\_A\_1201\_5, 0417\_A\_1200\_4, 0417\_A\_1104\_3, 0417\_A\_1102\_4, 0417\_A\_1101\_6, 0417\_A\_1100\_5, 0417\_A\_110\_4, 0417\_A\_1005\_4, 0417\_A\_1004\_5, 0417\_A\_1003\_5, 0417\_A\_1002\_6, 0417\_A\_1001\_4, 0417\_A\_1000\_4, 0417\_A\_0201\_3, 0417\_A\_0200\_3, 0417\_A\_0102, 0417\_A\_1101\_4 0417\_A\_0100\_2, 0417\_A\_0005\_3, 0417\_A\_0004\_3, 0417\_A\_0003\_3, 0417\_A\_0002\_2, 0417\_A\_0001\_4 0417\_A\_0000\_2, Ground Investment and Basement Impact Assessment Report ref. J19183\_A, Arboricultural Impact Assessment ref. AIA/MF/077/19, TT001/45HWH, Arboricultural Addendum Note 01: Summary of Findings for Root Investigation Trial Trench.

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

- 4 The appointed qualified engineers shall inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policy DH7 of the Highgate Neighbourhood Plan September 2017

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan and Method Statement and the Arboricultural Addendum Note 01: Summary of Findings for Root Investigation Trial Trench. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in

accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and Policy OS of the Highgate Neighbourhood Plan 2017.

Informative(s):

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- 2 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.
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Yours faithfully

Chief Planning Officer