

Application ref: 2020/4833/P  
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Date: 8 January 2021

**Development Management**  
Regeneration and Planning  
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Mr Peter Mostyn  
99 Swains Lane  
London  
N6 6PJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**99 Swain's Lane**  
**London**  
**N6 6PJ**

Proposal:  
Erection of single storey rear ground floor extension.  
Drawing Nos: 307-010 Rev.A; 307-011 Rev.A; 307-012 Rev.A; 307-151 Rev.C; 307-152 Rev.C and 307-155 Rev.B.

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 policy DH of the Highgate Neighbourhood Plan (2017).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

307-010 Rev.A; 307-011 Rev.A; 307-012 Rev.A; 307-151 Rev.C; 307-152 Rev.C and 307-155 Rev.B.

Reason:

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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.

- 5 The flat roof of the rear extension hereby approved shall not be used at any time as an amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a single storey rear extension at ground floor. The proposed extension is modest measuring 2.6m deep, 6.4 wide and 2.7m high. The scale of the proposed extension is subordinate and respects the prevailing pattern of development of the terrace. It is noted that No.91 and 85 have similar sized extensions. It will retain sufficient useable rear garden space. It would be brick to match the existing building with full height aluminium fenestration on the rear elevation. The use of brick to match the existing is welcomed and, given its low

siting and location to the rear, the use of aluminium would be acceptable and help differentiate it as a modern addition. Full height fenestration is a characteristic of the terrace and would be supported. It is considered that the proposal would preserve the character and appearance of the host property, terrace and Highgate conservation area.

The extension's depth will be built within the footprint of existing brick boundary walls and it will project an additional 0.4m on top of the 2.3m high walls. Given its modest depth and height and the existing boundary walls, it is not considered to materially harm the amenity of either neighbouring property.

No trees are proposed to be removed to facilitate development. It is noted that there are trees at the extremity of the rear garden and to ensure they are protected a condition requesting details and installation of tree protection has been attached.

No objections were received during the statutory consultation period. The planning history of the site has been 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 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policy DH of the Highgate Neighbourhood Plan (2017). The proposed development also accords with policies of the Publication London Plan (2020) 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 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 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.

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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer