

Application ref: 2020/4346/P
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Date: 11 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
www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

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

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):

- 1 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).
- 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.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer