

Application ref: 2020/5907/P
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Date: 10 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Phone: 020 7974 4444

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Yabsley Stevens Architects
18 A Broadlands Road
London
N6 4AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**71 Highgate West Hill
London
N6 6BU**

Proposal:

Replacement and alteration of existing rooflights, reinstatement of window on the first floor, alteration to the external door at ground level and conversion of the detached garage into a home gym with associated fenestration and roof alterations

Drawing Nos: 1912_:00A1000, 00A1001, 00A1002, 00A1003, 00A1004, 00A1005, 10A1001 A, 10A1002 A, 10A1003, 10A104, 10A1005, 10A1006, 71 HWH Design and Access Statement (March 2021)

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings-
1912_: 10A1001 A, 10A1002 A, 10A1003, 10A104, 10A1005, 10A1006, 71 HWH Design and Access Statement (March 2021)

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

- 4 Prior to commencement of development , full details in respect of the green 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 demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter 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 CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The reinstated upper level window shall be fixed shut and partly obscure glazed in accordance with the details as shown on the approved drawings and shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 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 proposed minor alterations to the house and garage and the conversion of the garage into a gym would not detract unduly from the architectural or historic character of the existing building, which is defined as a positive contributor to the area, nor the character or appearance of the Conservation Area.

The new high level bedroom window in the front elevation would occupy the position of a previously blocked up window and it would be in keeping with the style of the building. The new glazed entrance/living room door would be

similar to the existing kitchen/dining room door and it would not harm the architectural or historic character of the building. The new and enlarged rooflights would not be visible from the public domain. Nevertheless, they would not be incongruous in number, location or style to the building or area when viewed from neighbouring properties, such as on South Grove.

The alterations to the garage to form a gym would not harm the character or appearance of the building or Conservation Area. The proposed alterations, including replacing the garage door with a timber framed door and window and the formation of a flat green roof, would not harm the townscape or heritage contribution of the site. The green roof is welcome in adding biodiversity and visual amenity to the site and more details will be secured by condition.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

The development is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The various new and altered windows do not result in any loss of privacy or security; the new reinstated upper level window will be fixed and partly obscure glazed to prevent overlooking of adjoining gardens, to be secured by condition.

One objection has been withdrawn following omission of the originally proposed basement room. No other comments have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017, and policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017. It would also accord with the policies of the London Plan 2021 and the NPPF 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



Daniel Pope
Chief Planning Officer