

Application ref: 2020/5579/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 11 March 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

Brian O'Reilly Architects
31 Oval Road
Camden
NW1 7EA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
69 Hillway
London
N6 6AB

Proposal:

Erection of a single storey rear extension; replacement of windows; erection of chimney stack and alterations to first floor railings.

Drawing Nos: Existing: 512-101-E, 512-102-E, 512-103-E, 512-104-E, 512-200-E, 512-201-E, 512-202-E, 512-203-E, 512-300-E; Proposed: 512-100-P Rev A, 512-101-P Rev A, 512-102-P Rev A, 512-103-P Rev A, 512-200-P Rev A, 512-201-P Rev A, 512-202-P Rev A, 512-203-P Rev A, 512-300-P Rev A

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 policies DH2 and DH3 of the Highgate Neighbourhood Plan 2017.

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

Existing: 512-101-E, 512-102-E, 512-103-E, 512-104-E, 512-200-E, 512-201-E, 512-202-E, 512-203-E, 512-300-E;

Proposed: 512-100-P Rev A, 512-101-P Rev A, 512-102-P Rev A, 512-103-P Rev A, 512-200-P Rev A, 512-201-P Rev A, 512-202-P Rev A, 512-203-P Rev A, 512-300-P Rev A

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension, replacement windows, chimney stack and alterations to the front balustrade are considered to be acceptable in terms of design. The single storey rear extension would be subordinate to the host building in mass and would be made up of appropriate materials. Officers note that the proposed extension would be of a similar style and scale to existing rear extensions present throughout the surrounding area as such would be in keeping with what has been established. The design, scale, siting and materials of proposals would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

It is not considered there would be any significant detrimental impact to residential amenity. The single storey rear extension would form a common alignment with No.71 and would not extend beyond No. 67 to an extent which would result in the loss of light or outlook. No new views would be afforded into any neighbouring habitable windows.

Two objections and one support comment were received following statutory consultation. The two objection comments (one of which from the Holly Lodge CAAC) were related to the originally proposed outbuilding. The outbuilding has since been removed from the proposal and as such it is considered these objections have been addressed. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017 and Policies DH2 and DH3 Highgate Neighbourhood Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer