

Application ref: 2020/4455/P  
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Date: 24 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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Fulcrum Building Design Ltd  
9 Heneage St  
London  
London  
E1 5LJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**34 Bisham Gardens**  
**London**  
**N6 6DD**

Proposal:

Replacement of rear conservatory with first floor rear extension.

Drawing Nos: 243/20-PL-01, 243/20-PL-02 and 243/20-PL-03

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.

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

Drawing Nos: 243/20-PL-01, 243/20-PL-02 and 243/20-PL-03

Reason:

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

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 Reasons for granting permission:

The application site contains a mid-terraced building that has been converted into residential flats. It is located in the Highgate Village Conservation Area and the Highgate Neighbourhood area but the building is not listed. The proposal includes the replacement of the existing rear conservatory with a first floor rear extension.

The footprint and height of the replacement rear extension would be identical to the existing conservatory on the first floor roof terrace. The rear extension would have a flat roof behind parapet walls, powder coated aluminium folding doors and matching brick cavity wall. The fully glazed western elevation of the existing conservatory would be replaced by a matching brick wall with an aluminium framed picture window. As such, the proposed development is considered to be more in keeping with character and appearance of the hosting building and the wider Highgate Village Conservation Area and acceptable in design and heritage terms.

By virtue of the nature, scale and location of the works, the proposed development is not considered to cause any additional impacts on the amenity of adjoining residential occupiers.

No objections were received prior to making this decision. Three comments were submitted in support of this application. The Highgate Neighbourhood Forum has commented that the new side window may cause overlooking. The new side window would replace the existing fully glazed western wall of the existing conservatory and thus would not increase the level of overlooking. The planning history of the site and relevant appeal decisions have 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH2 and DH3 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 2019.

- 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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer