

Application ref: 2020/5287/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 4 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

Yabsley Stevens Architects
18 A Broadlands Road
London
N6 4AN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

15 Bisham Gardens
London
N6 6DJ

Proposal:

Variation of condition 3 (approved plans) of planning permission 2018/6373/P dated 26/02/2019 for: erection of a single storey infill extension to the rear flank elevation at ground floor level with associated fenestration alterations. Namely, installation of boiler store to rear garden and amendments to rear garden landscaping.

Drawing Nos: Proposed (amended) 1810_10A101-C, 1810_10A1002-C,
1810_0A1003-C,

Superseded: 1810_10A1003-B, 1810_10A1001-B, 1810_10A1002-B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 the original planning permission ref 2018/6373/P dated 26/02/2019.

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 1810 00A1001, 1810 00A1002, 1810 00A1003 REVA, 1811 00A1004 REVA, 1812 00A1005, 1814 00A1006, 1810 00A1001 REVB, 1810 10A1001 REVC, 1810 10A1002 REVC, 1810 10A1003 REVC, 1810 10A1004 REVB and 1810_15.

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

- 4 All hard and soft landscaping works, including the retention of Cherry Tree T1 as noted on the plans, shall be carried out in accordance with the approved details prior to the occupation for the permitted use of the development.

Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed boiler store is considered to be a subordinate addition to the parent building, due to its height, depth and width. The extension would not obscure any architectural features of the property and would respect the integrity of the original building. Furthermore, for the same reasons it is considered it would not be harmful to the character and appearance of the surrounding Highgate Conservation Area.

Given the siting and scale in line with the neighbour's outhouse at no.17 Bisham Garden the extension it is not considered to result in a loss of light to neighbouring residents, nor would it impact on their privacy or outlook.

All of the above amendments are considered minor material amendments to

the original application that would not result in any physical changes to the building

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One comment was received from received from the Highgate CAAC who raised no objection to the proposed scheme. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would be in general accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with Policy DH2 and DH3 of the Highgate Neighbourhood Plan 2017, as well as 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer