

Application ref: 2020/3067/P  
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Date: 23 April 2021

**Development Management**  
Regeneration and Planning  
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Chris Dyson Architects  
1 Fashion Street  
Spitalfields  
London  
E1 6LY

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

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

Proposal:

Erection of a single storey, timber shingle clad garage to provide off-street car parking, structure located within the wooded landscape area of Highgate West Hill.

Drawing Nos: 0417 A 0010 00, 0417 A 1010 00, 0417 A 0111, 0417 A 1111 01, 0417 A 0112 00, 0417 A 1112 00, 0417 A 0113 00, 0417 A 1113 00, A 1110 03, 0417 A 1204 00, Arboricultural Impact Assessment ref. AIA/MF/069/20

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed garage, by reason of its location, size and design would be an incongruous structure which would diminish and encroach upon the green and untouched verdant character of the woodland area, undermining its special historic interest, and causing harm to the character and appearance of nos. 45 & 46 Highgate West Hill, which are Grade II\* Listed and the wider Highgate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH2 (Development Proposals in Highgate's Conservation Areas) and TR4 (Reducing the Negative Impact of Parking in Highgate) of the Highgate Neighborhood Plan 2017.

- 2 The creation of an on-site garage, which provides up to two parking spaces would promote the use of private motor vehicles and fail to encourage the use of sustainable modes of transport, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car free development) of the London Borough of Camden Local Plan 2017.

Informative(s):

1

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 faint, light-colored rectangular stamp or watermark.

Daniel Pope  
Chief Planning Officer