

Application ref: 2020/5960/P  
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Date: 23 April 2021

**Development Management**  
Regeneration and Planning  
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Chris Dyson Architects LLP  
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 outbuilding for the storage of garden and domestic maintenance tools located within the wooded landscape area of Highgate West Hill.  
Drawing Nos: A 1204-01, A 1113, A 1112-01, A 1111-01, A 1110-03, A 1113-00, A 0112-00, A 0111-01, A 1010.

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

Reason(s) for Refusal

- 1 The proposed outbuilding, 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.

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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer