

Application ref: 2021/0304/P  
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Date: 29 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Malcolm Fryer Architects  
Unit LG05, Screenworks  
22, Highbury Grove  
London  
N52EF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Millfield Place**  
**London**  
**N6 6JP**

Proposal: Various alterations to The Cottage and outbuildings, including installation of replacement cast iron guttering and soil pipes; installation of roof level boiler flue and extract duct; formation of new windows and replacement roof to outbuildings; and erection of new timber fences and gates.

Drawing Nos: MPLCEX01; MPLCEX02; MPLCEX03; MPLCEX04; MPLCEX05;  
MPLCPR01; MPLCPR02; MPLCPR03; MPLCPR05; MPLCPR07; MPOS01; Design,  
Access and Heritage Statement (prepared by Malcolm Fryer Architects, dated January  
2021).

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 The development hereby permitted shall be carried out in accordance with the following approved drawings and document:

MPLCEX01; MPLCEX02; MPLCEX03; MPLCEX04; MPLCEX05; MPLCPR01; MPLCPR02; MPLCPR03; MPLCPR05; MPLCPR07; MPOS01; Design, Access and Heritage Statement (prepared by Malcolm Fryer Architects, dated January 2021).

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

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Planning permission (and Listed Building Consent) are sought for The Cottage and outbuildings situated at the rear of 2 Millfield Place on Millfield Lane. The buildings are situated within the curtilage of 2 Millfield Place which is Grade II listed and is known as 'The White House'. The property is located in the Highgate Conservation Area (Sub-Area 5 - Merton Lane and Millfield Lane).

The Cottage was built in 1947. The adjacent outbuildings date from the 1960s.

The proposed external alterations largely seek to repair and refurbish the existing cottage and outbuildings, with matching or higher quality materials being used in the most part (i.e. timber fences, cast iron rainwater goods, slate roof tiles). Where new additions are proposed (e.g. a boiler flue and extract duct on the roof of the Cottage, new intercom and fencing/gates) these are modest and appropriate to the buildings and the site such that no harm would be caused to the architectural or historic integrity of the buildings or the character or appearance of the site.

The external changes have been informed by a robust understanding of the existing buildings on site which propose a heritage-led approach, sensitive to the host buildings, the main listed building at Millfield Place and the character and appearance of the wider conservation area. It is considered that the works comply with Local Plan Policies D1 and D2.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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.

Furthermore the proposed external alterations, including refurbished windows with draft seals and heat recovery extract system to the bathroom and kitchen would improve the performance of the building while not compromising the Council's policies for climate change.

No neighbouring properties would be affected by the proposals and there would be no impact upon the highway or public safety.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, CC2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer