



Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

86 Calbourne Road
London
SW12 8LR

5 August 2021

Dear Sir / Madam

Town and Country Planning Act 1990 (As Amended)
A16 Millfield Lane, London N6 6 JD

On behalf of our client Mr Stephen Garrett please find enclosed a householder application for development and relevant demolition in a conservation area at 16 Millfield Lane, London N6 6JD. The application proposes demolition and replacement of boundary treatment adjacent to the highway, removal and replacement of trees and minor alterations to the existing dwelling including addition of a new porch, alterations to the shed, new solar panels, replacement refuse store, replacement roof lights and minor changes to the fenestration.

The application comprises the following material.

- Completed application form for householder development and relevant demolition in a conservation area;
- CIL form;
- Existing and proposed drawings (including photographs) by Zachary Pulman Architects;
- Arboricultural Assessment and Method Statement by Barrell Tree Consultancy;
- Tree protection plan including felling and proposed replacement planting by Barrell Tree Consultancy.

The application fee of £206 has been paid directly by our client.

Site & Location

The application site is a part three part two storey dwelling located on the North side of Millfield Lane within the Highgate Conservation Area and categorised as a positive contributor to the

Conservation Area. The property is located within the northern part of the site with the majority of the garden area located between the property itself and Millfield Lane.

Proposals

The proposal is principally related to the replacement of the existing boundary treatment with the highway. The existing timber fence is in a poor condition and it is proposed to replace this with a London yellow brick wall topped with a timber fence. The boundary treatment matches the height of both of the neighbouring boundaries to the north and east steps down in height around the corner of Millfield Land to reflect the change in topography.

The mix of brick and timber provides a more interesting boundary treatment than brick or timber alone and both are elements found on neighbouring boundary treatments.

The application also includes replacement trees for those that have been assessed to be in a poor condition. This will ensure the long term provision of trees in this part of the conservation area.

The application also provides some minor alterations to the rest of the property including a new porch, alterations to the existing garden shed, a new refuse store, new solar panels, replacement roof lights and minor changes to the fenestration.

The proposed new porch is 3 x 2 metres in area and is discretely located. It has a timber construction with a glass roof and complements the existing property design.

Conclusions

The proposal includes a number of small scale alterations none of which are considered to be controversial. Much of the site can be seen from Millfield Lane but we can make arrangements to access the site if required.

Yours faithfully



Jonathan Drew

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