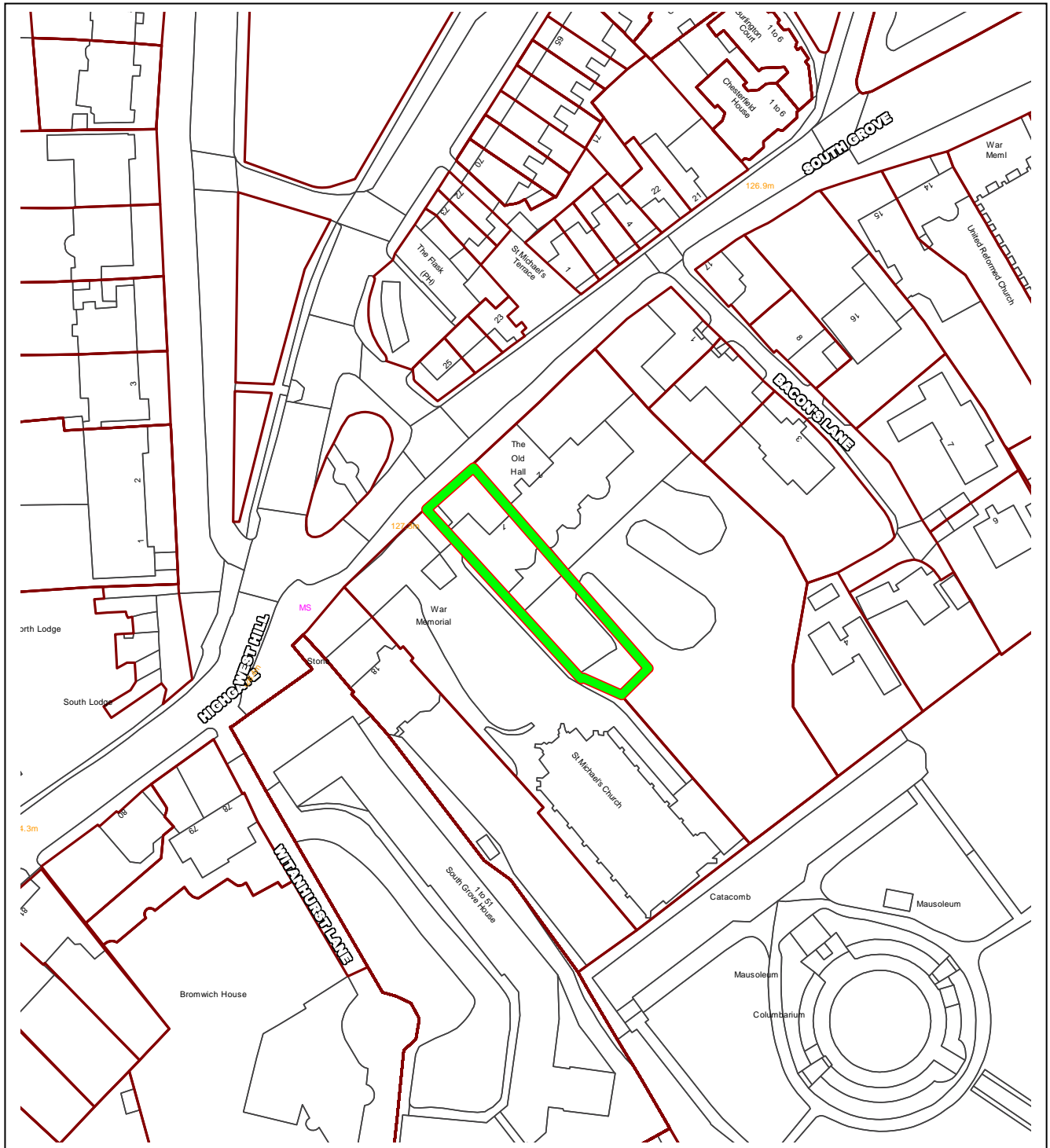
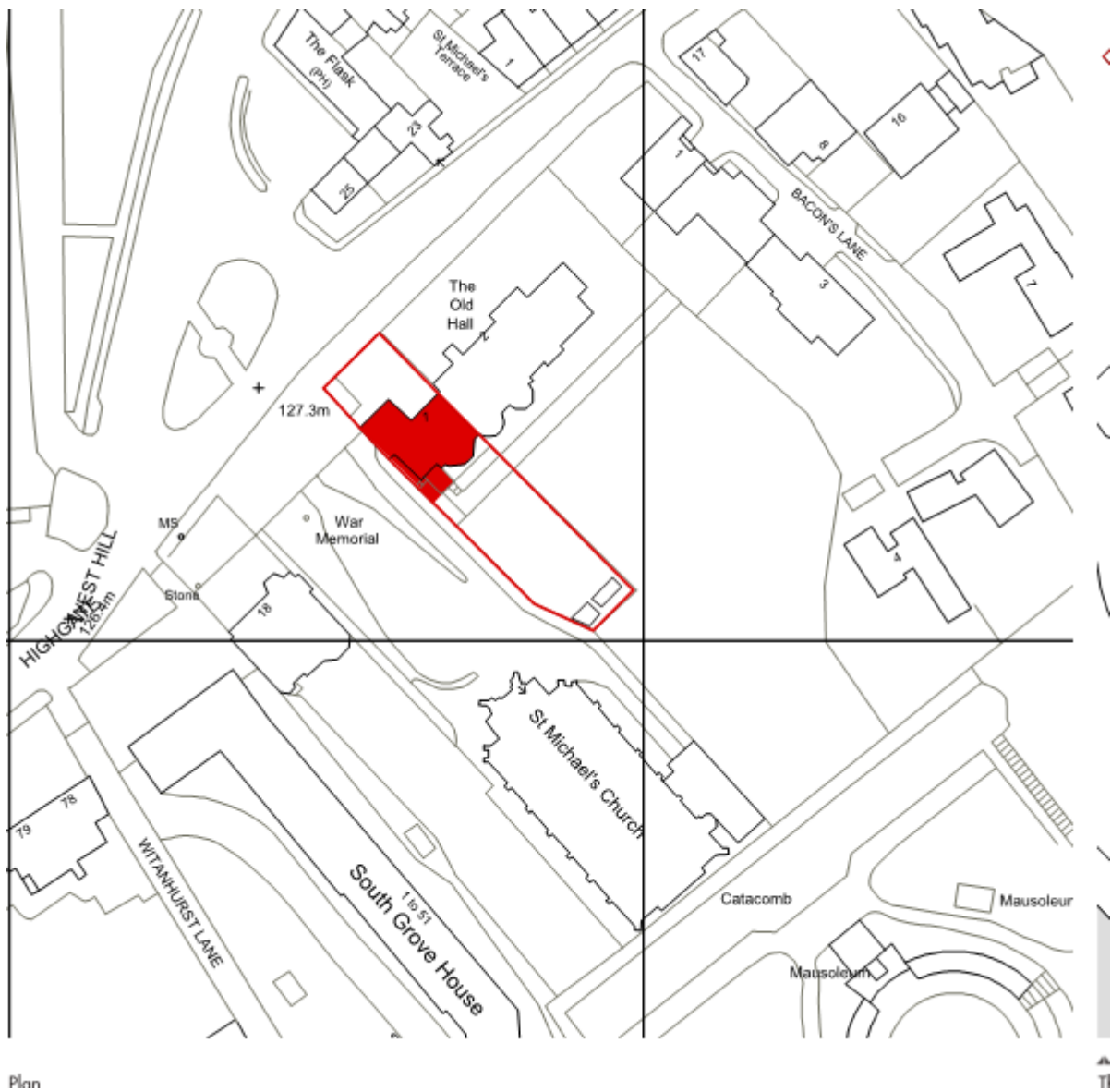


The Old Hall, 1 South Grove refs. 2021/2567/P and 2021/3172/L



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Plan

T1

Image 1 (above): Existing block plan.



Image 2 (above): Shows the existing garden setting



Image 3 (above): Shows the shared boundary with the Church to the flank elevation.



Image 4 (above): View of site/garden from Churchyard to rear (behind which is the existing garden pavilion which is higher than the proposed studio and cannot be seen from Churchyard)

Delegated Report		Analysis sheet		Expiry Date:	19/07/2021
		N/A / attached		Consultation Expiry Date:	01/08/2021
Members Briefing					
Officer			Application Number(s)		
Obote Hope			i) 2021/2567/P and ii) 2021/3172/L		
Application Address			Drawing Numbers		
The Old Hall 1 South Grove London N6 6BP			Please refer to draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
i) And ii) Erection of detached single storey artist studio in rear garden.					
Recommendation(s):		i) Grant conditional planning permission ii) Listed building consent			
Application Type:		i) Householder planning permission ii) Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed between 02/07/2021 and 26/07/2021 and;</p> <p>The application was advertised in the local press between 08/07/2021 and 01/08/2021.</p>					

Below is a summary of points raised by the Highgate Conservation Area Advisory Committee in their detailed objection:

- The Design and Access statement is inconsistent and unclear and there are insufficient drawings. Further information is required on archaeology, hydrology, sustainability, trees etc;
- A lower height 'store room' adjoining the main studio space but this is not visible on the drawings/illustrations;
- In one artist's impression the proposed structure is covered in leaves, in another it displays bare burnt wood. The trees around the structure appear to vary;
- The proposed studio has very large, perhaps excessively large rooflights;
- The design of the studio including the impact of the garden wall of the Grade II listed Church;
- The Proposed studio would be visually harmful to the setting of the Grade II* listed Old Hall and St. Michael's Church, also Grade II*
- The pollution escaping upwards will alter the setting of the church and cause issues for neighbours, birds, bats etc;
- The proposal lack sustainable impact assessment;
- How will this redistribution of rainfall affect surrounding trees, especially during heavy rain episodes;
- The application site falls within one of Camden's Tier 2 archaeological priority areas so that an archaeological assessment will be required for any new building or disturbance of the ground;
- An archaeological condition should be set to avoid damage to or loss of the archaeological record lying under this site;

Belsize CAAC
comments:

Officer's comments are as follows:

- 1. The submitted drawings are considered adequate and the Design and Access Statement (DAS) includes precedent images as reference as well as an indicative photomontage;*
- 2. The proposal is for the erection of the Artist studio, following the demolition of the existing garden buildings and the proposed 'store room' would form part of the proposed studio;*
- 3. Please refer to section 4.0 in the main body of report (below);*
- 4. The proposal would not be prominent given the location of the outbuilding which would be largely enclosed by boundary treatment, trees and vegetation. Its relationship with the designated heritage assets is not considered to cause harm to their setting;*
- 5. The proposal is not considered to have a harmful material impact on the listed buildings nor to nature/biodiversity. Any light pollution would be minor and restricted to limited internal light through rooflights;*
- 6. A proposal of this size would not require a sustainability statement;*
- 7. New planters are proposed as part of this scheme. Drainage details would be required as part of the Building Regulations procedure. The Council's Tree and Landscaping Officer has reviewed the proposals and considered that no harm would result to surrounding trees;*
- 8. The proposal would require minimal engineering works which comprise the studio being laid on a concrete base and an archaeological assessment would not be required in this instance.*

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Site Description

The main building was reconstructed in 1694 by Sir William Ashurst on the former site of the western half of Arundel House. The central three-storey block with basement was arranged symmetrically with five sash windows on the first and second floor. It has since been re-fronted in stock brickwork, extended by a recessed block on the eastern side, and given an early-19th-century porch. The application site forms the 19th century south-west addition to a Grade II* listed detached house. The main block dates from circa 1694. The site itself consists of a two-storey property including a lower ground floor level. The site is located in the Highgate Village Conservation Area.

To the rear of the property is a generous and mature garden with an existing garden store and timber pagoda.

Relevant History

2015/0955/P – Planning permission for the replacement of the existing conservatory structure to the rear with a new extension. **Granted** on 22/05/2015

2015/1320/L- Listed building consent for the creation of glazed light well enclosure and replacement of railings. Granted on 17/08/2015

Relevant policies

National Planning Policy Framework (2021)

The London Plan 2021

Camden Local Plan (2017)

A1 Managing the impact of development

A3 Biodiversity

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

Design (adopted March 2021)

Home Improvement (2021)

Amenity (adopted March 2021)

Highgate Village Conservation Area Appraisal and Management Strategy 2007.

Highgate Village Neighbourhood Plan 2017.

Assessment

1. Proposal

1.1 This application is for the erection of an outbuilding in the rear garden for the use as an Artist studio. Planning permission and associated listed building consent have been submitted.

1.2 The proposed Artist studio would be clad with charred ash cladding and be constructed with a flat roof. Draining would be a concealed box gutter running the full width of the rear elevation. The proposed studio would be constructed with 2 x rectilinear roof lights that would be flushed with the flat roof. An adjoining glazed entrance door with a minimal black metal frame would form a continuous band of glazing up the front elevation and across the roof of the studio. A glazed window box is proposed to the front elevation.

2.0 The main material considerations are:

- The effect of the development on the character and appearance of the Highgate Village Conservation Area and the host and surrounding listing buildings;
- The impact of the outbuilding on nearby trees; and
- Impact on the neighbouring amenities.

3.0 Design, appearance and heritage

3.1 Local Plan Policy D1 (Design) states that the Council will require that development respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 (Heritage); comprises details and materials that are of high quality and complement the local character; promotes health; responds to natural features and preserves gardens and other open space; and, preserves strategic and local views.



Image 1 (above): Shows the church setting to the south along the boundary with the secluded garden area to the rear.

3.2 The proposed outbuilding is set at an appropriate distance (26m) from the main house and is in an appropriate location at the eastern side to the northern end of the garden. Its design and materials are considered acceptable and appropriate for this garden setting due to the well-considered detailed design and proposed materials. The height at 2.6m is considered acceptable in this location (and not significantly higher than existing boundary treatment) and the existing garden area covers about 398sqm with the proposed outbuilding being 35sqm (approximately 8.8%). Moreover, the single storey building would step away from the rear boundary wall from the church from 488mm to 826mm and be well positioned to allow for the

remaining garden space to be well utilised. Furthermore, the structure would not dominate the garden space. The proposed landscaping has been enhanced to offer better biodiversity and the proposed planters around the outbuilding would ensure that the visual impact of the host building appear subordinate.

3.3 It is considered that the proposed outbuilding, due to its size; height; mass and detailed design, would not create an unwelcome nor overly dominant outbuilding within the garden area. Its footprint and scale would not detract from the value of the. It is considered that the outbuilding, would sufficiently preserve the character and appearance of the conservation area.

3.4 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.

3.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and the conservation area, under sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Trees/biodiversity

4.1 The Local Plan (2017) requires that new developments respond to the natural assets of a site and its surroundings, such as slopes and height differences, trees and other vegetation. In addition, all new development should promote biodiversity, contribute to the amenity of an area and development that is likely to damage trees would not be supported.

4.2 At the end of the garden is an area covered in a block paved surface, which also appears to have been present for a number of years. Adjacent to the property is another residential site and a church that has hard standing for pedestrian access and parking. The Arboricultural Report submitted in support of the application concludes that the proposal (both its foundations and the studio itself) would not need to involve the removal of any trees, and a suitable tree protection and management methodology is set out in the report and associated Tree Protection Plan. These details were assessed by the Council's Tree and Landscape Officer who deemed the proposals would be acceptable, subject to condition.

4.3 A condition would therefore need to be attached confirming that the proposal should be implemented in accordance with the Tree Protection Plan and other approved details.

4.4 Whilst no green roof is being proposed the applicant has submitted details including new planters to the rear. The works would enhance biodiversity which would encourage the ecological enhancement of the rear garden. The details have been reviewed by the Council's Tree and Landscape Officer and are considered acceptable. The details demonstrate that the development would take account of biodiversity and the water environment.

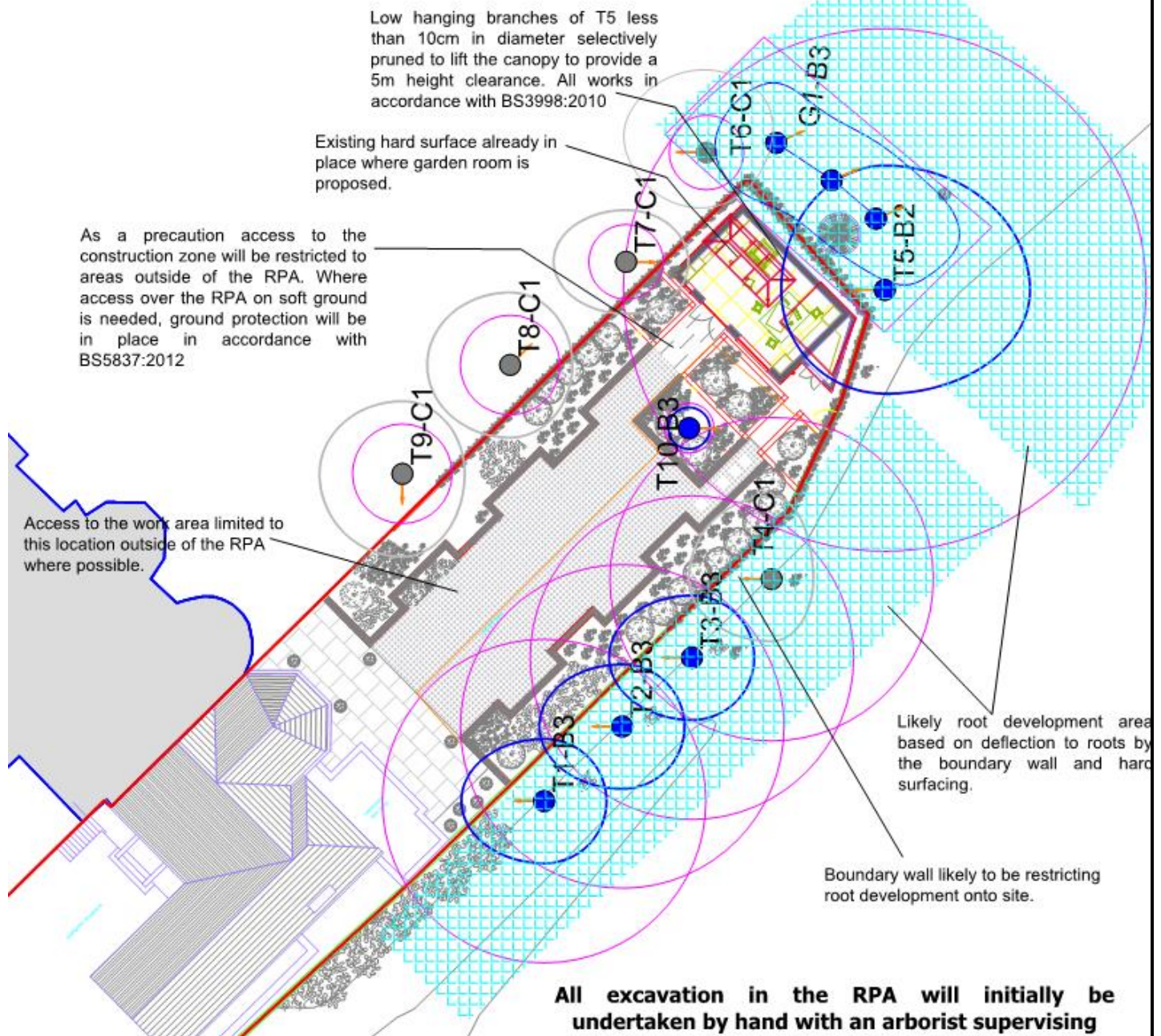


Image 2 (above): Tree plan showing the T1 (Pear Tree)

5. Impact on Neighbours

5.1 Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration. Given the setting and location of the garden building with the surrounding neighbouring trees the proposed garden studio is considered to comply with policy A1 and it is unlikely that the proposed garden studio would result undue harm to neighbours in terms of noise impacts, loss of light, overlooking, privacy or light pollution.



Image 3 (above): photo showing the setting from the listed church

Conclusion

7.1 The proposed garden studio is considered to be well designed and of suitable scale for the location. Whilst concerns have been raised by the CAAC over the design of the building, it is not considered that light pollution from the proposed building would adversely harm the amenity of the neighbouring properties enough to warrant a refusal in this instance due to the separation distance, the proposed use as a garden studio and the detail design of the scheme.

6. Recommendation:

Grant Conditional Planning Permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 31st August 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2021/2567/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 24 August 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

LPC (Trull) Ltd
Trull
Tetbury
GL8 8SQ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Old Hall
1 South Grove
London
N6 6BP

DECISION

Proposal: Erection of detached single storey artist studio in rear garden.

Drawing Nos: A_EX_001; A_EX_100; A_EX_010; A_EX300; A_PR_010; A_PR_010; A_PR_100; A_PR_100; A_PR_300; Design and Access Statement commision by Studio Tivoli dated 21/05/2021; Arboricultural Report Commissioned by Andrew Day Arboricultural Consultancy dated 6th May 2021 and Tree Protection Plan Commissioned by Andrew Day Arboricultural Consultancy dated 6th May 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 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; A_EX_001; A_EX_100; A_EX_010; A_EX300; A_PR_010; A_PR_010; A_PR_100; A_PR_100; A_PR_300; Design and Access Statement commisison by Studio Tivoli dated 21/05/2021; Arboricultural Report Commissioned by Andrew Day Arboricultural Consultancy dated 6th May 2021 and Tree Protection Plan Commissioned by Andrew Day Arboricultural Consultancy dated 6th May 2021.

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of The Old Hall, 1 South Grove and shall not be used for any other purposes whatsoever, including as a separate independent residential dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1 and H3 of the Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved tree protection plan and arboricultural method statement Commissioned by Andrew Day Arboricultural Consultancy LTD dated 6th May 2021. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyobs@camden.gov.uk for further details.
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

DRAFT

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DECISION

Application ref: 2021/3172/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 25 August 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

LPC (Trull) Ltd
Trull
Tetbury
GL8 8SQ

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Old Hall
1 South Grove
London
N6 6BP

DECISION

Proposal: Erection of detached single storey artist studio in rear garden

Drawing Nos: A_EX_001; A_EX_100; A_EX_010; A_EX300; A_PR_010; A_PR_010; A_PR_100; A_PR_100; A_PR_300; Design and Access Statement commision by Studio Tivoli dated 21/05/2021; Arboricultural Report Commissioned by Andrew Day Arboricultural Consultancy dated 6th May 2021 and Tree Protection Plan Commissioned by Andrew Day Arboricultural Consultancy dated 6th May 2021.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION