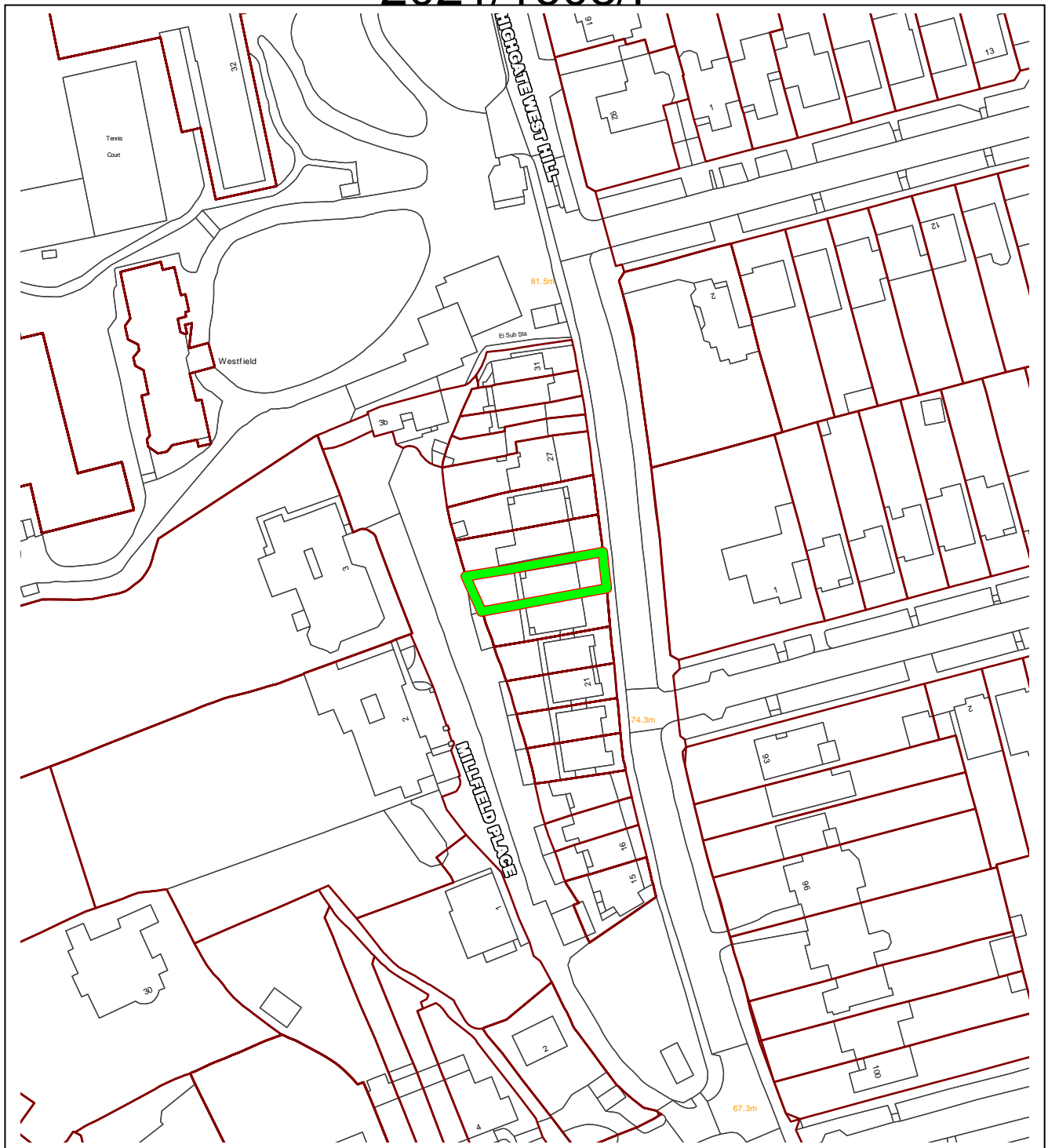


24 Highgate West Hill, N6 6NP ref. 2021/1608/P



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Image 1 (above): Aerial view of property, front



Image 2 (above): Aerial view of property, rear



Image 3 (above): Existing shed



Image 4 (above): Rear garden from above

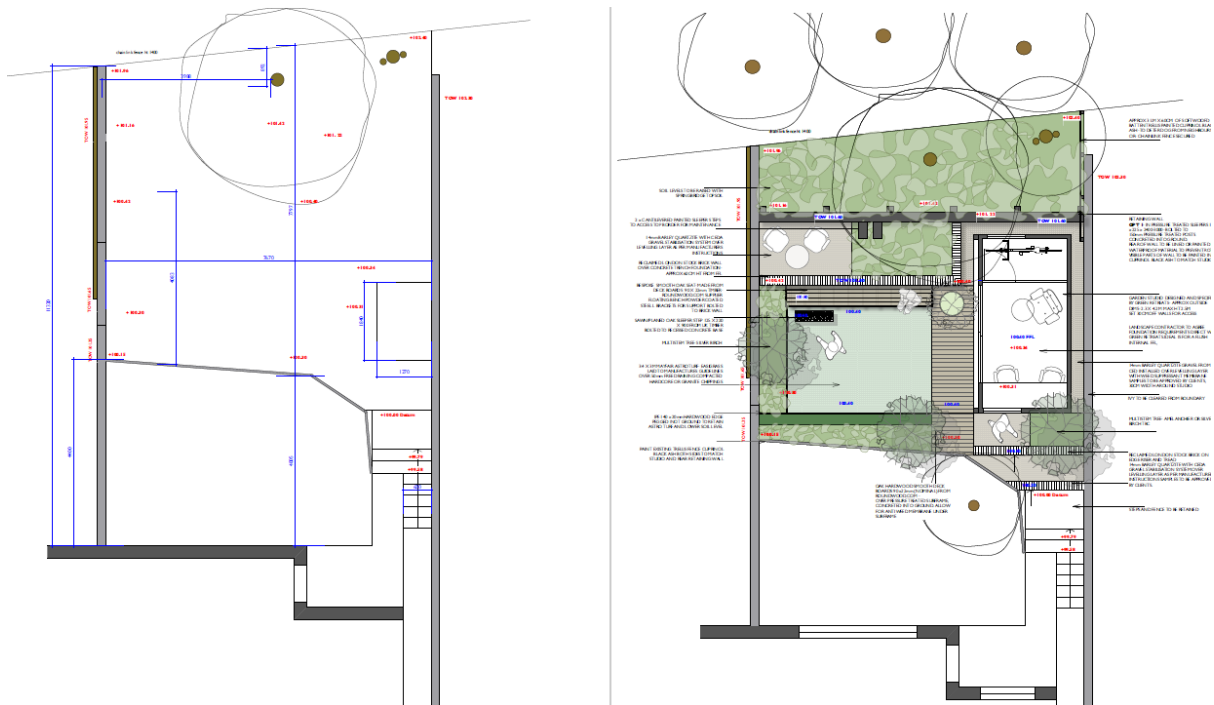


Image 5 (above): Existing (left) and proposed (right) plan

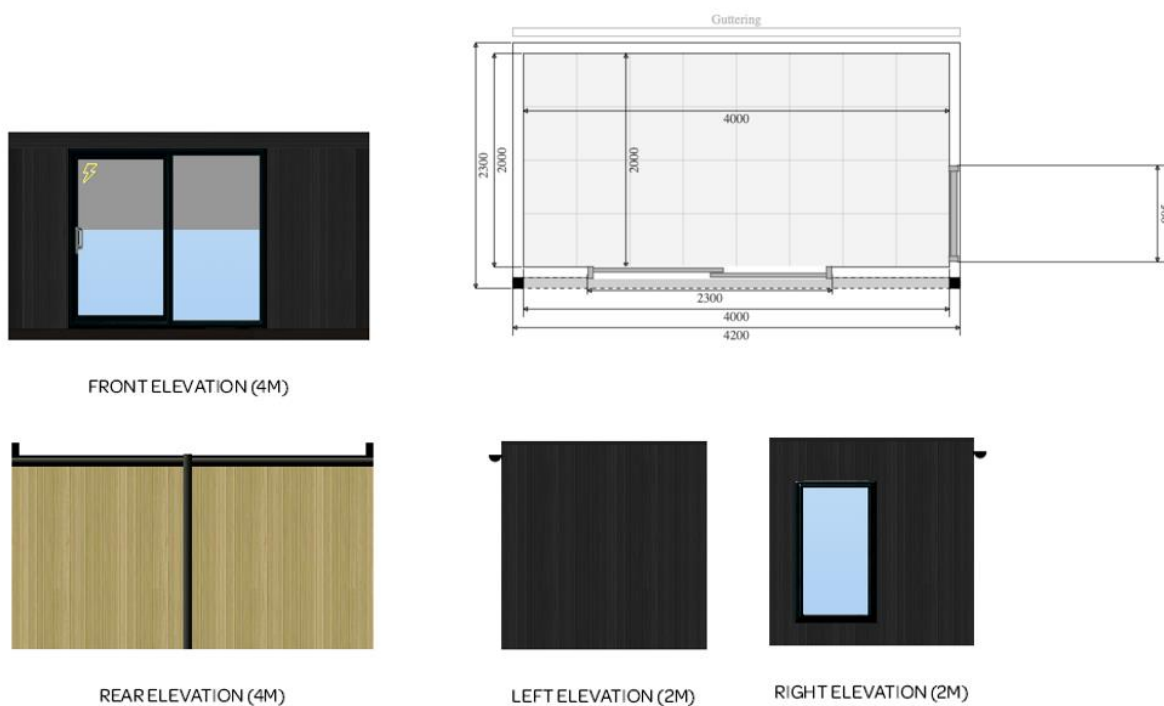


Image 6 (above): Elevations and plan

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	31/05/2021
	N/A		Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Jaspreet Chana			2021/1608/P	
Application Address			Drawing Numbers	
24 Highgate West Hill London N6 6NP			Refer to draft decision notice	
Proposal(s)				
The erection of a residential outbuilding and associated landscaping works to the rear garden				
Recommendation(s):	Grant Conditional Planning Permission			
Application Type:	Full Planning Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	01
Summary of consultation responses:	<p>Site notices were displayed on 03/06/2021 to the front and rear of the application site. A local press release was published on 02/06/2021.</p> <p>One representation was made in <u>support</u> from the neighbour that lives on the upper floors, commenting that the proposal is acceptable and thinks the proposed planting scheme would add greenery and a tree that would both improve the outlook and add greenery</p>			
Local groups comments:	<p>The Highgate Neighbourhood Forum makes a <u>comment</u>, noting that the proposal includes the removal of a small tree and asks for a replacement given that some trees have been removed from the neighbouring gardens recently.</p> <p>The Highgate Conservation Advisory Committee <u>objects</u> on grounds that little information is given about the energy/sustainability rating of the 'extension.</p> <p><u>Officer comment</u> <i>The application proposes the retention of all trees that that make contribution to amenity and the character of the Conservation Area/private open space and incorporates a landscaping scheme including replacement trees;</i></p> <p><i>The proposal is for a small residential outbuilding. It is not of sufficient scale to warrant full assessment of sustainability rating.</i></p>			
Site Description				
<p>The application relates to the rear garden of a residential dwelling on Highgate West Hill. The building is subdivided into flats and was originally one of a pair of large semi-detached houses. To the rear is a dense tree canopy separating the garden from Millfield Place. Millfield Place itself is on higher ground and there is a relatively steep slope rising at the rear of the garden.</p> <p>The site is within the Highgate Neighbourhood Plan area. It is also within the Highgate Conservation Area and the house is defined as making a positive contribution.</p> <p>The buildings on the western side of Highgate West Hill and Millfield Place beyond are part of the designated 'Gardens of Millfield Place' area of private open space.</p>				
Relevant History				
None considered relevant to the rear garden area.				

Relevant policies

National Planning Policy Framework 2021 (NPPF)

London Plan 2021

Camden Local Plan 2017

A1 – managing the Impact of development;
A2 – Open Space;
A3 – Biodiversity;
D1 – Design; and
D2 – Heritage.

Highgate Neighbourhood Plan

OS2 – Protection of Trees and Mature Vegetation;
OS4 – Biodiversity and Highgate's Green Grid;
DH2 – Development Proposals in Highgate's Conservation Areas; and
DH10 – Garden Land and Backland Development.

Camden Planning Guidance (CPG)

Design (January 2021)
Trees (March 2019)
Home Improvements (January 2021)

Assessment

1. Proposal

- 1.1. The application proposes the erection of a residential outbuilding in the rear garden measuring 2.3m (Width) x 4.2m (Depth) x 2.5m (Height). It is proposed to be externally clad with timber and composite material and incorporates a sliding window facing the garden and a side window facing the house and access path. It replaces a smaller garden timber garden shed (1.8m x 1.27m footprint)
- 1.2. The application also proposes a retaining wall and other landscaping including proposed additional trees and alterations to boundary treatment.

2. Assessment

2.1. The main considerations in the assessment of the application are:

- Land use
- Open space character and biodiversity
- Design and heritage
- Amenity

Land use

- 2.2. The use proposed is for ancillary facilities for the associated ground floor flat and incorporates space for a home office and a cycle store. Whilst the house and its garden is within designated open space, policy A2 (d) of the Local Plan allows small scale development associated with the use of the land. The development is therefore acceptable in this regard.

Open Space Character and Biodiversity

- 2.3. The proposed siting of the outbuilding is on the site of an existing shed and does not involve the loss of any existing trees. Whilst larger than the existing shed, its size is relatively modest in relation to the existing garden area. Associated landscaping is proposed and incorporates

additional tree planting (multi-stemmed Birch). Significantly the character of the Millfield Place Gardens open space is protected as the dense tree canopy at the rear of the garden would be maintained with the additional planting enhancing the verdant character of the area and complies with the Neighbourhood Plan Policy DH10 that relates to garden land development. A condition is recommended to require implementation of the proposed planting scheme to ensure both the character and biodiversity it offers is delivered.

Design and heritage

2.4. The proposed outbuilding allows the character of the rear gardens to be retained. The material finish is muted and appropriate to its garden setting. As it is set away from the house and is subordinate in scale, it is considered that it would preserve the character and appearance of the conservation area in compliance with heritage policies in the Local Plan and the Neighbourhood Plan.

Amenity

2.5. The proposed windows look into the site and would not cause overlooking to neighbours as the existing garden boundary enclosure acts as a screen that would be retained/enhanced. Similarly, the boundary enclosure would screen most of the structure from the neighbouring occupiers such that there would be no material loss in light or outlook. Consequently the development is considered to comply with Policy A1 of the local plan and is acceptable in neighbour amenity terms.

3. Recommendation

3.1. Grant planning permission subject to conditions, as set out in the attached draft decision notice.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tues 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: 2021/1608/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@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

Rene & Rebecca Renner
24 Highgate West Hill
London
N6 6NP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Application Granted

Address:

**24 Highgate West Hill
London
N6 6NP**

Proposal: The erection of a residential outbuilding and associated landscaping works to the rear garden

Drawing Nos: 136HWH-00, 136HWH-01, 136HWH-02, 136HWH-03, Green Retreats
'Garden Building Configuration' dated 3/4/21

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 plans: 136HWH-00, 136HWH-01, 136HWH-02, 136HWH-03, Green Retreats 'Garden Building Configuration' dated 3/4/21

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

- 3 All hard and soft landscaping works shall be carried out in accordance with the landscape details shown on the drawings hereby permitted not later than the end of the planting season following completion of the outbuilding. Any trees or areas of planting (including trees existing at the outset of the development) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies OS2, OS4, DH2 and DH10 of the Highgate Neighbourhood Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission.

The proposed residential outbuilding is modest in scale in relation to the existing garden space, replacing a smaller shed in a similar location. Its material finish complements the existing green character and additional tree planting and landscaping is proposed that enhances the landscape character and biodiversity private open space and preserves the character and appearance of the conservation area. The existing garden boundary enclosures ensures that there would be no material loss of amenity to neighbouring residential occupiers.

The development is thus in compliance with the requirements of policies A1, A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies OS2, OS4, DH2 and DH10 of the Highgate Neighbourhood Plan 2017.

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