

Application ref: 2021/1608/P
Contact: Jaspreet Chana
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Date: 2 September 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/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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.

- 2 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.
- 3 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) 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.

- 4 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer