

Application ref: 2021/0540/P
Contact: Josh Lawlor
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Date: 17 September 2021

Development Management
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45 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

Apothecary House
47 Highgate West Hill
London
N6 6DB

Proposal:

Erection of a single storey outbuilding.

Drawing Nos: 2080.P.01-A, 2080.P.03-A, 2080.P.04-A, 2080.P.05-A, 2080.P.06-A.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

1 Reason for Refusal

The proposed outbuilding, by reason of its location, size and design would appear as an incongruous structure which would encroach upon the open and verdant character of the host property causing harm to the setting of the Grade II* Listed building and to the character and appearance of the wider Highgate Conservation Area, contrary to policies A2 (Open Space), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH2 (Development Proposals in Highgate's Conservation Areas) and DH10 (Garden land and backland development) 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer