

Application ref: 2021/0201/P
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Date: 5 October 2021

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Proficiency Design & Build
31-35 Fortune Green Road
WEST HAMPSTEAD, LONDON
NW6 1DU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
25 Highgate West Hill
London
N6 6NP

Proposal: Erection of a single storey infill side extension and erection of a single storey outbuilding.

Drawing Nos: EX-01 Rev A, EX-02 Rev A, EX-03 Rev A, Site Plan, Site Location Plan, Arboricultural Report, Tree Constraints Plan & Impact Assessment (Central London Tree Surveys 16 March 2021) (Received 18/01/2021) PR-01 Rev C, PR-02 Rev C, PR03 Rev C, (Received 04/10/2021)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: EX-01 Rev A, EX-02 Rev A, EX-03 Rev A, Site Plan, Site Location Plan, Arboricultural Report, Tree Constraints Plan & Impact Assessment (Central London Tree Surveys 16 March 2021) (Received 18/01/2021) PR-01 Rev C, PR-02 Rev C, PR03 Rev C, (Received 04/10/2021)

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policy 3.5 (DH: Development and Heritage) of the Highgate Neighbourhood Plan.

- 4 Prior to commencement of the relevant works, full details in respect of the living roofs and walls of the outbuilding in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance and irrigation
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs and walls shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1 and A3 of the London Borough of Camden Local Plan 2017 and policy 3.5 (DH: Development and Heritage) of the Highgate Neighbourhood Plan.

- 5 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of Flat A, Highgate West Hill and shall not be used as a separate independent Class C3 dwelling or Class E (office) use.

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 G1, A1 and H6 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would replace an existing single storey rear

extension within the rear garden area. The proposed extension would wrap around the host property's side elevation and would be 4.5m wide and 6.4m deep, covering 2.1sqm of the rear garden area. The overall footprint would be marginally greater than the existing rear extension and mostly cover already paved sections of the garden area. It will appear as a proportionate addition.

The proposed rear extension would not be visible from the public realm. Its flat roof design would incorporate rooflights. It would be built with a matching bricks and large aluminium framed glazing panels. The proposed materials would appear similar to the existing rear extensions in neighbouring gardens. The extension in terms of its detailed design, materials, siting and scale are also acceptable.

The proposed single storey outbuilding would be located in the rear garden area close to the rear boundary wall. The proposed structure would be partially sunken into the rear garden area given the rear garden's sloping topography, as such would not be visible from the public realm. Although, its pitched roof and wall design would be visible from the rear windows of neighbouring properties. The outbuilding is considered to be modest in scale and the green walls/roof will soften its appearance. These green features will also allow for sustainable drainage and improvements to biodiversity. Details and the installation of the green wall and roof are secured by condition.

The proposed extension and outbuilding would cover 31sqm of the rear garden area. The overall footprint would be less than 50% of the rear garden space, covering a mostly paved and underused section of the garden area. As such would not adversely harm the character of the rear garden area. Overall the development is acceptable in terms of its siting, scale and detailed design and is not considered to harm the character and appearance of the host property or Highgate Conservation Area.

An arboriculture statement was submitted in support of this application. The report identified one offsite T6 (elder tree) Category C trees in the neighbouring garden on the street of Millfield Place. No tree works are proposed.

Given that the proposed outbuilding's scale, massing and location within the rear garden it is not considered that the proposed works, would adversely harm the neighbouring tree's roots, by means of soil compaction, demolition or changes to the ground level. As such it is considered that the proposals would not adversely impact any neighbouring trees.

The proposed extension and outbuilding would not comprise any glazing along its elevation with No.24. However, the proposed extension would benefit from a new side facing glazing situated northern elevation. Outlook from the proposed side elevation door would largely be screened by the existing boundary fence. As such the development would not have an adverse overlooking impact on neighbouring properties.

The proposed extension would sit along the boundary with No.24. Given that the proposed rear extension would not project higher than the existing boundary wall officers do not consider its bulk or massing would give rise to adverse overbearing or loss of light impact.

Given the proposed outbuilding's partially sunken form its orientation within the rear garden, the boundary treatment, and the proposed structures modest scale, it is not considered that it give rise adverse loss of light or overbearing impact on its setting.

Conditions are attached restricting the rear extension's roof to be accessed for maintenance only and the outbuilding to remain ancillary to flat A and that it can not be used as a separate dwelling.

- 2 No objections were received from neighbouring properties. One comment was received from the Highgate CAAC with regards to the proposed outbuilding material. Details and maintenance of the living wall have been secured by condition. Consultation comments and the site's planning history was taken into account when determining this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed development is in general accordance with Policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 3 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.
- 4 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.

- 5 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