

Application ref: 2021/2794/P
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Date: 12 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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Chris Dyson Architects
1 Fashion Street
London
E1 6LY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**45 Highgate West Hill
London
N6 6DB**

Proposal:

Installation of air source heat pump within front lightwell, rearrangement of two windows and two rooflights on the approved roof extension, reconfiguration of external access to basement utility room and ground floor living room and replacement of existing basement windows (As alterations to the scheme originally approved under permission ref 2019/4092/P for erection of two storey brick side extension with basement and lightwells, part brick part glazed link to main house, creation of doors from windows and associated alterations, part demolition of existing extension).

Drawing Nos: 0417_A_1000_REV 05, 0417_A_1001_REV 05, 0417_A_1003_REV 06, 0417_A_1004_REV 06, 0417_A_1100_REV 06, 0417_A_1102_REV 05, 0417_A_1300_REV 00, 0417_A_1462_REV 01, L005

0417_A_0005_3, 0417_A_0004_3, 0417_A_0003_3, 0417_A_0002_2, 0417_A_0001_4 0417_A_0000_2, 0417_A_1101_4, 0417_A_0100_2, 0417_A_0200_3, 0417_A_0201_3, 0417_A_0102_0, 0417_A_0005_3, Noise Impact Assessment Ref. EEC/EC18327-4, Ground Investment and Basement Impact Assessment Report ref. J19183_A, Arboricultural Impact Assessment ref. AIA/MF/077/19, TT001/45HWH, Arboricultural Addendum Note 01: Summary of Findings for Root Investigation Trial Trench

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 and policy DH2 of the Highgate Neighbourhood Plan September 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

0417_A_1000_REV 05, 0417_A_1001_REV 05, 0417_A_1003_REV 06,
0417_A_1004_REV 06, 0417_A_1100_REV 06, 0417_A_1102_REV 05,
0417_A_1300_REV 00, 0417_A_1462_REV 01, L005

0417_A_0005_3, 0417_A_0004_3, 0417_A_0003_3, 0417_A_0002_2,
0417_A_0001_4 0417_A_0000_2, 0417_A_1101_4, 0417_A_0100_2,
0417_A_0200_3, 0417_A_0201_3, 0417_A_0102_0, 0417_A_0005_3,
Noise Impact Assessment Ref. EEC/EC18327-4, Ground Investment and
Basement Impact Assessment Report ref. J19183_A, Arboricultural Impact
Assessment ref. AIA/MF/077/19, TT001/45HWH, Arboricultural Addendum
Note 01: Summary of Findings for Root Investigation Trial Trench

Reason:

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

- 4 The appointed qualified engineers shall inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.
- 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 Method Statement and the Arboricultural Addendum Note 01: Summary of Findings for Root Investigation Trial Trench. 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 and Policy OS of the Highgate Neighbourhood Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for amendments to the approved works granted under permission references 2019/4092/P and 2020/4346/P. The full impact of the extensions has already been assessed and considered acceptable in terms of their design, heritage and amenity impact.

The air source heat pump within the lightwell at basement level of the approved extension would provide heating to the approved extension. The installation requires no alterations to the approved scheme or changes to material or physical character of the building. The unit will be in a dark grey colour to blend in with the steelwork around the landscaping. The unit will not be visible from ground level or any neighbouring properties.

There would be a reconfiguration of the approved 1930s extension. The size of the bathroom would be reduced to increase the amount of storage. To facilitate this, the position of the two windows on the front elevation and the two rooflights on the rear roof would be altered. This would not be harmful to the appearance of the 1930s extension.

The existing living room at the main house has direct access to the back garden via a metal stair. Below is a winding staircase to the lower ground floor utility room, originating from the 1980's. The stair down to the utility room would be removed and replaced with a more generous metal stair. Part of the steps would be infilled. The new stairs will be made from traditional cast iron, painted black. This would have a traditional appearance and improve the relationship with the rear garden and is considered acceptable in terms of its impact on the historic significance of the listed building.

Two existing lower ground floor windows at the front of the house would be replaced with double glazed timber casement windows to match the windows in the lower ground floor of the neighbouring house. The existing windows are single glazed, twentieth century, timber framed with a small glazed top hung panel above a fixed panel. The existing windows hold little to no heritage value.

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

A noise assessment has been submitted to evaluate the potential noise impact of the proposed plant at the closest existing residential receptors. Predictions have shown that the noise criterion is met at all assessment locations during all periods of the new plant's proposed operation. The Council's Environmental Health Officer has confirmed that the unit is acceptable subject to condition. The proposals would not harm neighbouring residential amenity.

As such, the proposal is in general accordance with policies, A1, A4, D1 and D2 of the Camden Local Plan 2017 and policy DH1 and DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer