

Application ref: 2020/5806/P
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Date: 4 November 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

Proctor & Shaw
78 Sisters Avenue
London
SW11 5SN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**11 Highgate West Hill
London
N6 6JR**

Proposal:

Erection of single-storey rear extension following demolition of conservatory, excavation of single-storey basement to the rear together with lowering the existing cellar floor.

Drawing Nos: 2006_S.01, 2006_EX.01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11;

2006_P.01D, 02, 03B, 04C, 05A, 06, 07A, 08A, 09B, 10, 11, 12, 13, 14, 23, 27;

Arboricultural Impact Assessment and Tree Protection Plan by Hayden's Arboricultural

Consultants dated 11/02/2021; Structural Method Statement by Constant Structural

Design Limited, 20052/R1/BC/RevP1 dated 07 December 2020; BIA by Constant

Structural Design Limited Appendices A-F.

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: 2006_S.01, 2006_EX.01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11; 2006_P.01D, 02, 03B, 04C, 05A, 06, 07A, 08A, 09B, 10, 11, 12, 13, 14, 23, 27; Arboricultural Impact Assessment and Tree Protection Plan by Hayden's Arboricultural Consultants dated 11/02/2021; Structural Method Statement by Constant Structural Design Limited, 20052/R1/BC/RevP1 dated 07 December 2020; BIA by Constant Structural Design Limited Appendices A-F.

Reason:

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

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Samples and/or manufacturer's details of new external facing materials.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development.

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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 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.

- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 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).
- 5 Reasons for granting permission.

Part 1. The proposed extension is full width and deeper than the existing but shallower than the footprint of the host building so will remain subordinate. It is lightweight and responds to the architecture of the host building. The existing rear extension has no significant historic or architectural value so its removal is acceptable. The landscape around the extension will be repaved and the number of floorlights proposed has been reduced following discussion with officers. The front area has also been revised and the lightwell initially proposed has been resized to a small floor grill to one side of the bay.

The basement spaces, which would be enlarged, are subordinate to the host building and the proposal would retain the overall hierarchy of spaces. As a result, there is no heritage objection to the basement works. Overall, the proposals are sensitive to the historic building and would not harm its significance.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, and the desirability of preserving the listed building, its setting and any of its features of special architectural or historic interest, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. In line with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the desirability

of preserving the listed building, its setting and any of its features of special architectural or historic interest.

The submitted basement impact assessment was independently audited. The predicted damage category is Burland Category 1, 'very slight', which is consistent with part n of policy A5. The other technical outcomes of the BIA also remain consistent with policy A5. The audit notes that SUDs are proposed and potential impacts to the hydrogeological and hydrological environments will be mitigated. The proposal is recommended for approval subject to a legal agreement to ensure that the recommendations, methodologies and outcomes expected by the BIA are incorporated into the basement works and to ensure that a suitably qualified chartered engineer would inspect, approve and monitor the critical elements of the basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Subject to these controls, the proposals are acceptable in terms of policy A5.

- 6 Part 2. A limited amount of additional built form would be added at the rear. Because of its scale and location as well as the layout of neighbouring properties, this would not result in a harmful impact on sunlight, daylight or outlook of neighbours. No new views would be opened up to the detriment of neighbour privacy.

An arboricultural report was submitted with the application. No trees are proposed for removal in order to facilitate development. No development is proposed within the root protection areas of trees to be retained. The proposal is in accordance with Policy A3. A condition is attached to ensure adherence to the tree protection measures.

Transport officers have commented on the proposal and advised that a Construction Management Plan is required as well as a Construction Bond due to the scale of the excavation, otherwise the scheme is in accordance with transport policies.

A site notice was displayed, a press notice was published and local groups were consulted. Two comments were received from a neighbour requesting that the Council consider the scale and location of the proposal, the impact on neighbours' natural light, the impact on the listed building and matters relating to the proposed basement works. Further details as well as the officer response are set out in the consultation report.

The planning history of the site and neighbours has been taken into account when coming to this decision.

The proposal is in general accordance with policies D1, D2, A1, A3, A5 and T4 of the Camden Local Plan 2017 and DH2, DH3 and DH7 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

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