

Application ref: 2021/4766/P  
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**Development Management**  
Regeneration and Planning  
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LBMVarchitects  
72 Havesrtock Hill  
London  
NW3 2BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**97 Swain's Lane**  
**London**  
**N6 6PJ**

Proposal: Replacement of existing garage doors with glazing.

Drawing Nos: 0090-A1001; 0090-A1002; 0090-A1003; 0090-A1004; 0090-A1005;  
0090-A2001 Rev 1; 0090-A2002 Rev 1; 0090-A2003 Rev 1; 0090-A2004 Rev 1; 0090-A2005 Rev 1; 0090-A2006 Rev 1; 0090-A2007 Rev 1; Design & Access Statement, dated 25/08/2021.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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: 0090-A1001; 0090-A1002; 0090-A1003; 0090-A1004; 0090-A1005; 0090-A2001 Rev 1; 0090-A2002 Rev 1; 0090-A2003 Rev 1; 0090-A2004 Rev 1; 0090-A2005 Rev 1; 0090-A2006 Rev 1; 0090-A2007 Rev 1; Design & Access Statement, dated 25/08/2021.

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 DH2 of the Highgate Neighbourhood Plan 2017.

#### Informatives:

- 1 Reasons for granting

This application seeks permission to replace the existing garage doors with Pilkington Profilit glazing to match the existing glazing on the front elevation at ground level. The garage is currently used for storage rather than for parking a car.

The plans have been revised during the course of the application in response to comments made by the Highgate Society. The clear glass door has been replaced by a clear glass panel and the ventilation panel at the top has been removed to allow for a full height fixed glass panel.

The loss of the garage doors and their replacement with glazing is considered to be acceptable on the basis that the change would not affect the form and shape of the ground floor of the host building and it would not affect the sense of rhythm along the wider terrace (which is created by the recessed doorways and curved glass at each individual dwelling).

Due to the nature of the proposed works, it is not considered that undue harm would be caused to the residential amenities of nearby and neighbouring properties.

Neighbouring occupiers were consulted on the application. An objection was originally submitted by Highgate Society, but was withdrawn after the submission of revised plans. A comment was also submitted by Highgate Conservation Area Advisory Committee, which has been duly considered. No other comments have been received. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy 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.

- 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](http://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



Daniel Pope  
Chief Planning Officer