

Application ref: 2021/2542/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Norton Mayfield Architects  
Unit 7, Harland Works  
John Street  
Sheffield  
S2 4QU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**62 Highgate Road  
London  
NW5 1PA**

Proposal:

Erection of a roof extension to dwellinghouse and installation of access gate in front of off-street vehicle parking bay.

Drawing Nos: 2042-NMA-XX-ZZ-DR-B-00001 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00002 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00200 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00101 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00100 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00700 Rev. P1; 2042-NMA-XX-ZZ-DR-B-00300 Rev. P1; 2042-NMA-XX-ZZ-DR-B-00201 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00100 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00002 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00200 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00101 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00201 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00700 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00300 Rev. P2; 2042-NMA-XX-ZZ-RP-A-00003; 2042-NMA-XX-01-SK-A-00100 Rev. P1; 2042-NMA-XX-00-SK-A-00101 Rev. P1; 2042-NMA-XX-01-SK-A-00100 Rev. P2; 2042-NMA-XX-01-SK-A-00101 Rev. P1; 2042-NMA-XX-01-SK-A-00102 Rev. P1; 2042-NMA-XX-01-SK-A-00103 Rev. P1; 2042-NMA-XX-01-SK-A-00104 Rev. P1; 2042-NMA-XX-02-SK-A-00100 Rev. P1; 2042-NMA-XX-02-SK-A-00101 Rev. P1

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 shall be carried out in accordance with the following approved plans:  
2042-NMA-XX-ZZ-DR-B-00001 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00002 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00200 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00101 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00100 Rev. P2; 2042-NMA-XX-ZZ-DR-B-00700 Rev. P1; 2042-NMA-XX-ZZ-DR-B-00300 Rev. P1; 2042-NMA-XX-ZZ-DR-B-00201 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00100 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00002 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00200 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00101 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00201 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00700 Rev. P2; 2042-NMA-XX-ZZ-DR-A-00300 Rev. P2; 2042-NMA-XX-ZZ-RP-A-00003; 2042-NMA-XX-01-SK-A-00100 Rev. P1; 2042-NMA-XX-00-SK-A-00101 Rev. P1; 2042-NMA-XX-01-SK-A-00100 Rev. P2; 2042-NMA-XX-01-SK-A-00101 Rev. P1; 2042-NMA-XX-01-SK-A-00102 Rev. P1; 2042-NMA-XX-01-SK-A-00103 Rev. P1; 2042-NMA-XX-01-SK-A-00104 Rev. P1; 2042-NMA-XX-02-SK-A-00100 Rev. P1; 2042-NMA-XX-02-SK-A-00101 Rev. P1

Reason:

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

- 2 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).

- 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 policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the information shown on the elevation drawings the height of the proposed gates shall be no more than 2.0m above ground level. Prior to the commencement of the relevant part of the development (installation of the front gate), the following details shall be submitted to the Council for approval:

a) 1:20 drawings showing revised detailed design of the gate;

b) Gate timings (how long it will take to open/close).

The works shall be carried out in accordance with the details thus approved.

Reason:

To ensure that the development would preserve and enhance the character and appearance of the host property and the wider conservation area, in accordance with policies D1 and D2 of the Camden Local Plan, as well as policy D3 of the Kentish Town Neighbourhood Plan 2016. This is also to ensure that the gates also meet highway safety requirements as set out within

policy T1 of the Camden Local Plan.

Informative(s):

1 Reasons for granting permission. [Delegated]

The site is located in the Dartmouth Park Conservation Area the Area Appraisal and Management Strategy (dated 2009) for which, notes nos. 60-62 as making a positive contribution. Para 7.5 of the area appraisal describes No. 60 as a red brick 19th century cottage and that Nos. 62 and adjacent 62a were rebuilt in 2006-07 either side of a courtyard. This proposal adds a roof extension to No. 62 bringing its height into alignment with that of the courtyard group. At the same time the mansard will respect the character and proportions of the two-storey host building and being set back behind the parapet will still allow it to be read as a pair with the adjoining cottage at No. 60.

The proposed development is acceptable in design terms. There is a large variation in terms of roof heights and treatment along this side of Highgate Road, and the mansard roof would not detract from the appearance of the property or harm the character and appearance of the surrounding conservation area. The choice of materials is also appropriate for the property. Similarly, the introduction of metal gates in front of the off-street parking space would not have a negative impact on the appearance of the property. A condition is recommended to secure further details of the design of the gates and their method of operation.

The proposed works would not have a negative impact on the residential amenity currently enjoyed by neighbouring residents. The applicant has submitted a daylight and sunlight assessment which concludes that the development would not have a negative impact on daylight and sunlight levels to neighbouring residents. There would be no loss of privacy as a result of the development.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in accordance with policies A1, D1 and D2 of the Camden Local Plan, as well as policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

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 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

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