

Application ref: 2021/5259/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Mulroy Architects
The Coalface, Runway East
46 Clifton Terrace
London
N4 3JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

23 Highfields Grove
London
N6 6HN

Proposal:

Erection of single storey rear extension and replacement of rear windows.
Drawing Nos: 21041-3-001 P4 (Site location plan); 21041-3-002 P4 (Block plan and site images); 21041-3--031 P5; 21041-3--030 P5; 21041-3--020 P5; 21041-3--012 P5; 21041-3-010 P5; Arboricultural Impact Assessment and Method Statement

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-
21041-3-001 P4 (Site location plan); 21041-3-002 P4 (Block plan and site

images); 21041-3--031 P5; 21041-3--030 P5; 21041-3--020 P5; 21041-3--012 P5; 21041-3-010 P5; Arboricultural Impact Assessment and Method Statement

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.

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan, and an arboricultural method statement shall be submitted to and approved by the Council in writing. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, 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.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

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

Informative(s):

1 Reasons for granting permission.

The application proposes a single storey rear extension, set down at a lower ground level behind the higher host building. It would be located behind the existing garage facing into the rear garden with the side wall addressing the road. There would be limited views of the development from street level, given the substantial tree screening. Although the extension is large, its articulation and massing results in it being a sympathetic and subordinate addition in size and design terms to the host property. It would be acceptable in terms of its form and proportions, and respects the character and appearance of the host building and its setting to the rear of the properties on Highfields Grove and the Highgate Village Conservation Area.

Revised plans were submitted which changed the external wall materials from timber clad to brick to match the existing house which is acceptable. The flat roof has been revised to a pitched tiled roof and is sympathetic to the roof form of the original house.

The proposed replacement of 6 windows on the rear elevation of the host property with 2 three part sliding doors would occupy the same width and height of the rear façade as the existing windows. As the existing windows are not visible from within the public realm, the change from timber to aluminium frames and the increased expanse of glazing would not cause significant harm to the character of the building, architectural uniformity of the estate or the character and appearance of the conservation area.

Due to the proposed extension's size and location, it would not harm the amenity of any neighbouring residential occupiers in terms of the loss of natural light, outlook or privacy.

The proposed removal of the dead birch and the sorbus trees to facilitate the proposed extension are acceptable as they are not particularly noteworthy trees; their loss will not significantly impact on the character of the area. Replacement planting is proposed in the rear garden, subject to conditions.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision. The Highgate CAAC raised no objection but commented that the provision of a separate entrance to the proposed extension with toilet facilities and kitchenette suggests that it may serve as a separate dwelling rather than a games room. It is considered that the extension would not be used as a separate dwelling due to its location and internal access within the host property, and therefore there would be no additional harmful impact. In any case planning permission would be required for any subdivision of this house.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH2, DH3 and DH4 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer