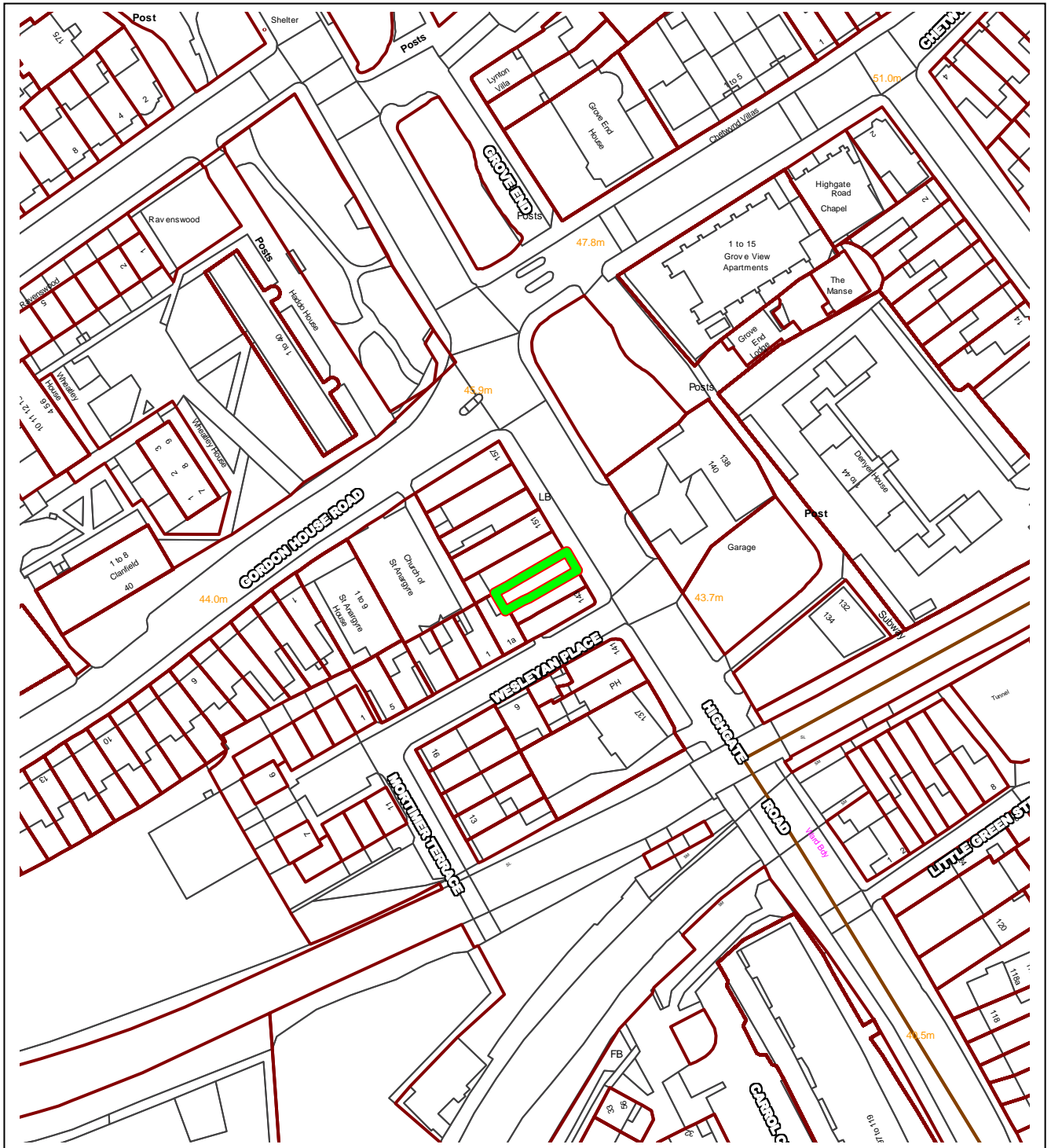


147 Highgate Road, NW5 1LJ



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Photo 1 (below): Aerial view from front of 147 Highgate Road (white with grey shopfront below)



Photo 2 (below): Front/oblique aerial view in context of surrounding roads



Photo 3 (below): Aerial view from rear



Photo 4 (below): Street view from Highgate Road ('Village Café')

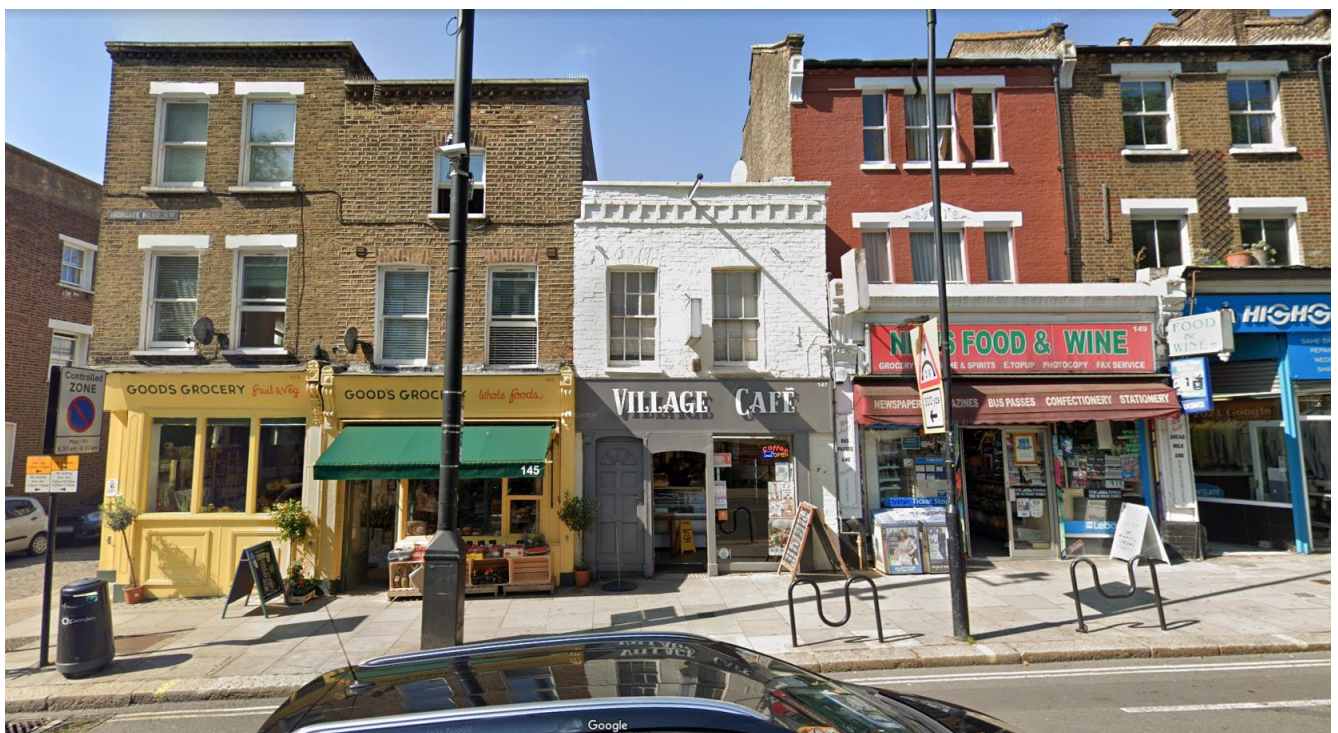


Photo 5 (below): Close up street view from Highgate Road- no 147 ('Village Café' at ground floor) in context of other two early 19th century buildings in the terrace (nos 143 and 145, 'Good's Grocery' at ground floor).



Photo 6 (below): Existing roof, failing and causing water ingress

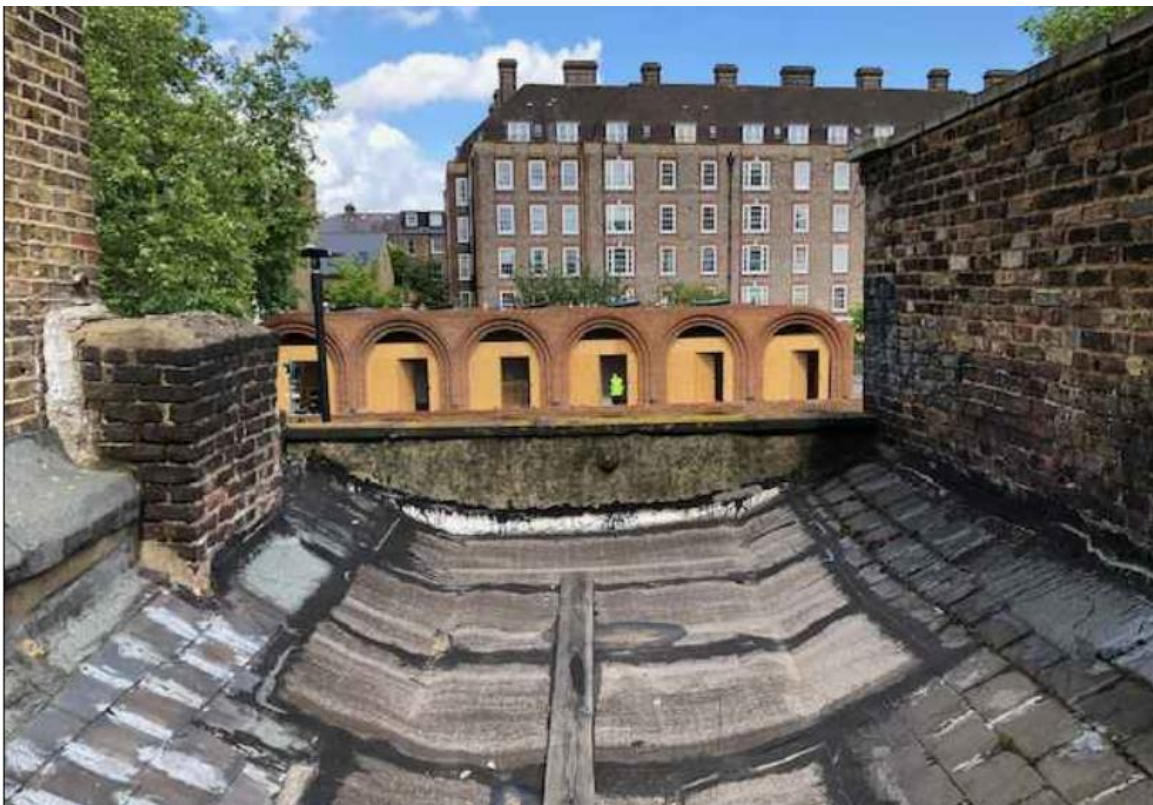
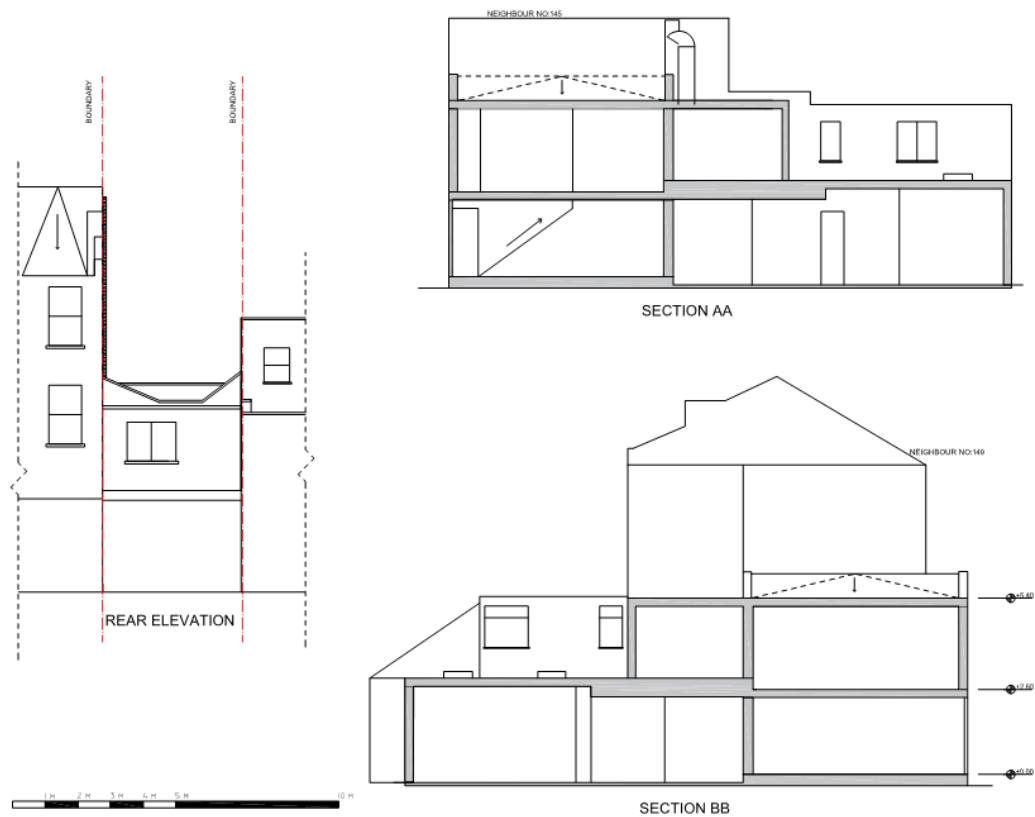


Photo 7 (below): Aerial view of rear façade and surrounding facades with windows



Photo 8 (below): Proposed sections and rear elevation



Delegated Report		Analysis sheet		Expiry Date:	27/09/2021
(Members Briefing)		N/A		Consultation Expiry Date:	17/10/2021
Officer			Application Number(s)		
Miriam Baptist			2021/3725/P		
Application Address			Drawing Numbers		
147 Highgate Road London NW5 1LJ			006, 007, E_001_Rev03, S_001_Rev01, P_001, P_002_Rev01, P_003_Rev01.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of first floor rear extension and replacement shopfront, formation of flat roof and alterations to first floor windows.					
Recommendation(s):		Granted subject to conditions			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	04	No. of objections	04
			No. Electronic	04		
Summary of consultation responses:	A site notice was displayed from 24/09/2021 until 17/10/2021 and a press notice from 23/09/2021 until 17/10/2021.					
	4 objections were received raising the following issues: <div><div>1. Materiality of shopfront incorrect on application form. Request for proposed shopfront to be timber and of traditional design.</div><div>2. Fenestration incorrect on existing drawings. Request for windows to be kept as six over six panes.</div><div>3. Objection to external roller shutter or external lighting to shopfront.</div><div>4. Concern in regard to storage of waste and recycling and comment on the need for general improvement of the state of streetscape.</div><div>5. Questioning of existing duct to the rear and whether it will be retained or replaced.</div><div>6. Concern that new proposed first floor window to rear façade will cause overlooking to immediate neighbours/1a Wesleyan Place, and general need to respect setting of listed building.</div><div>7. Concern for front façade and retention of period features.</div></div> Officer's response: <div><div>1. Application form revised. Proposed shopfront revised to be timber.</div><div>2. Fenestration corrected on drawings. Proposed fenestration to match existing six over six pane design.</div><div>3. There is no external roller shutter proposed as aprt of this application. Lighting has been removed from application, an informative will be added if permission is granted to remind applicant that Advert Consent will be required for any future signage wanted in addition to the plans here approved, particularly any illuminated or projecting sign.</div><div>4. An informative will be added to the permission if granted to remind the applicant of their duty to manage refuse well and not to cause detriment to the street scene.</div><div>5. Rear duct is not to be retained. Any future duct will need consent.</div><div>6. There is an existing established building line at rear first floor level which the extension to 147 Highgate will be continuing. Similarly, the presence of windows on this façade is established and reasonable. The rebuild of the first floor rear extension and addition of a window on an otherwise blank, back-of-house façade is considered to improve the setting of the nearby listed building.</div><div>7. Design has been revised multiple times to achieve a shopfront that is traditional in materiality, features and proportions, and contributes to uniting no 147 with the two other early 19th century buildings on the terrace, nos 143 and 145.</div></div>					

**Dartmouth Park
CAAC Comments:**

The Dartmouth Park CAAC object on the following grounds:

1. Proposed lighting should be low level
2. Existing projecting sign not shown on drawings- removal welcome.
3. Objection to the possibility of an external roller shutter (ambiguous as no shopfront section provided).
4. Concern in regard to storage of waste and recycling.
5. Questioning of whether existing first floor rear extension is a permanent structure.

Officer's response:

1. *Lighting to front façade has been removed in revised proposal*
2. *No projecting sign shown on proposed drawings. An informative will be added if permission is granted to remind applicant that Advert Consent will be required for any future signage wanted in addition to the plans here approved, particularly any illuminated or projecting sign.*
3. *Confirmation has been received in writing by the council that no external roller shutter will be installed.*
4. *An informative will be added to the permission if granted to remind the applicant of their duty to manage refuse well and not to cause detriment to the street scene.*
5. *Photographs of the first floor rear extension as a permanent structure have been received, proposal will improve the current situation and the current poor, back-of-house aesthetic.*

Site Description

The application site lies on the west side of Highgate Road, the third of three early 19th century buildings with nos 143 and 145. The site is in a stretch of eight properties, mostly retail at ground floor, between Wesleyan Place to the south and Gordon House Road to the north. No. 147 is a modest two-storey mid-terrace building comprising an A3 shop at ground floor level and residential unit above.

The property is not listed but is a positive contributor within the Dartmouth Park Conservation Area. Within the conservation area statement it is noted that the three early 19th century buildings, nos 143, 145 and 147, are of one build, but with differing alterations.

Relevant History

Application Site (147 Highgate Road)

E11/14/D/28540 - Erection of two storey extension at the rear, for use as an extension to the shop on the ground floor and for residential purposes on the first floor. – *Granted 11/07/1979.*

E11/14/D/20826 - The installation of a new shopfront. – *Granted 30/06/1975.*

9200034 - Change of use of ground floor to hot-food take-away. – *Granted 04/06/1992.*

Neighbouring Sites – 143 & 145 Highgate Road

2003/1572/P - Change of use, extension and alteration of numbers 143 and 145 from A1 retail, A3 takeaway and C3 residential to A3 restaurant & takeaway on the ground floor and basement, 2 residential maisonettes on the upper floors, and the erection of a 2-storey house to the rear. – *Granted 21/01/2004*

2005/1556/P - Extension and alteration of rears of 143 and 145 Highgate Road to create an additional dwelling, and separation of existing residential maisonettes on the upper floors from shop and restaurant units on ground and basement floors. – *Granted 10/06/2005*

2009/5824/P - Extension and alteration of rears of 143 and 145 Highgate Road to create an additional dwelling house, and separation of existing residential maisonettes on the upper floors from shop and restaurant units on ground and basement floors, as amendments to permission dated 13/06/2005 (2005/1556/P). - *Withdrawn*

2010/1361/P - Revisions to planning permission 2005/1556/P dated 13/06/2005 (for extension and alteration of rears of 143 and 145 Highgate Road to create an additional dwelling, and separation of existing residential maisonettes on the upper floors from shop and restaurant units on ground and basement floors), including enlarged first and second floor rear extension (replacing approved second floor rear terrace) and increase in height on front elevation to 145, enlarged rear elevation at first floor level of additional dwelling (replacing approved first floor rear terrace) and associated alterations including revisions to the roof design of the additional dwelling fronting onto Wesleyan Place. – *Granted 07/05/2010.*

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design

Dartmouth Park Conservation Area Appraisal and Management Plan (2009)

Assessment

1.0 Proposal

1.1 The application seeks permission for a minor first floor extension at the rear and general refurbishment of ground floor retail and first floor residential unit, including replacement of the roof, windows and shopfront.

1.2 Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity

1.3 During the course of the application the applicant has submitted revised drawings representing improvements to the shopfront and the addition of the first floor minor extension to the rear.

2.0 Assessment

2.1 Design & Heritage

2.1.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

2.1.2 The extension to the rear first floor is a modest infill of approximately 1750mm up to the wall of adjacent no 145 which utilises an otherwise dead space. It is considered a subordinate and logical extension of the host property. It is not visible from the public realm at all but only from the rear of a few surrounding properties and is not considered to cause harm to the setting of nearby listed buildings, but rather to improve the aesthetic of the current back-of-house area. The current duct rising above the roof is to be removed, there is no new duct proposed as part of the application.

2.1.3 Replacement of the butterfly roof with a flat roof is required to overcome current water ingress and subsequent structural problems. This change will not be evident from the public realm due to the parapet wall which conceals the current roof and therefore is not considered to be of detriment to the conservation area. The sash windows to the front façade are to be repaired or replaced with like-for-like matching timber windows. Proposed drawings show the windows will match the originals in terms of thickness of frame and thickness of glazing bars, the fenestration will be identical to the original windows - six over six windows panes. In this manner, the works to windows are considered to preserve and enhance the character of the host building and the wider conservation area.

2.1.4 The design of the shopfront has been revised to be a clear improvement on the existing situation, the design akin to that of the ground floor 'Good's Grocery' of neighbouring nos 143 and 145. The three will be somewhat united by the timber traditional shopfront with stall risers and window panes of modest proportion.

2.2 Neighbouring Amenity

2.2.1 In terms of neighbouring amenity, a new rear first floor window will face the window of a listed property on Wesleyan Place, no 1a- the window concerned is not a habitable room but a bathroom. The additional window has been considered in terms of amenity and it is considered acceptable, it is not necessarily providing any more potential overlooking than the existing first floor window at adjacent no 149. The new window is also to be in close proximity to two existing windows on the rear side elevation of no 145 Highgate Road which overlook the site, however, the overlooking is not considered to be harmful, the windows will be at an oblique angle to each other. There is an existing established building line at rear first floor level which the extension to 147 Highgate will be continuing and the presence of windows on this façade is established and reasonable. The first floor infill extension is acceptable in terms of change in the level of daylight and sunlight in relation to the nearby windows.

2.2.2 In terms of windows to the front façade and the new shopfront, they are only replacing existing glazing and therefore are not considered to increase any potential for overlooking.

2.2.3 Overall, the proposals are not considered to have any adverse impact in terms of loss of light, outlook or privacy on the amenity of surrounding neighbours.

3.0 Recommendation

3.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th February 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/3725/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 22 February 2022

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

Urastar Construction Ltd
35 Lawrence Close
London
E3 2AS

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
147 Highgate Road
London
NW5 1LJ

Proposal:

Erection of first floor rear extension and replacement shopfront, formation of flat roof and alterations to first floor windows.

Drawing Nos: 006, 007, E_001_Rev03, S_001_Rev01, P_001, P_002_Rev01, P_003_Rev01.

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: 006, 007, E_001_Rev03, S_001_Rev01, P_001, P_002_Rev01, P_003_Rev01.

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

Informative(s):

- 1 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).
- 2 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.
- 3 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.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning for any signage in addition to the plans here approved, particularly any illuminated or projecting sign (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 8 You are reminded of the need to provide adequate space for internal storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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

Chief Planning Officer