

Application ref: 2022/0287/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 5 April 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Burston Architects  
Studios 518  
394 Muswell Hill Broadway  
LONDON  
N10 1DJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Hill Side House**  
**33A Highgate West Hill**  
**London**  
**N6 6NH**

Proposal:

Erection of side extension to existing garage and extension of first floor roof terrace above this, glazed front extension 2nd and 3rd floors to accommodate lift lobby, front extension over part of existing roof terrace 3rd floor to accommodate new gym area, and various associated fenestration alterations

Drawing Nos: Site Location Plan 1906.001, 1906.002, 1906.003, 1906.004, 1906.005, 1906.010, 1906.020, 1906.021, 1906.052, 1906.053, 1906.054, 1906.055, 1906.060, 1906.070, 1906.071, Design and Access 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-  
Site Location Plan 1906.001, 1906.002, 1906.003, 1906.004, 1906.005, 1906.010, 1906.020, 1906.021, 1906.052, 1906.053, 1906.054, 1906.055, 1906.060, 1906.070, 1906.071, Design and Access 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.

Informative(s):

- 1 Reasons for granting permission.

The proposals seek to make alterations and extensions to the existing modern dwellinghouse. These include extending the existing garage by 1m to the side thereby extending the first floor roof terrace by 1m, erecting a front glazed lift lobby on the second and third floors, and extending the third floor gym to the front facade to cover most of the top roof terrace.

The widening of the garage by 1m would provide safer access for car parking from the tight junction onto Highgate West Hill. The garage and garage door would match the existing with a sandstone finish and is therefore considered not to have a detrimental impact on the appearance of the host property.

The slightly extended first floor roof terrace would not provide any new opportunities for overlooking or cause any amenity concerns. The property is detached and surrounded by dense tree cover.

The glazed lift lobbies of the second and third floors would be sympathetic to the host property due to the extensive use of glazing and would be subordinate to the host property. The doors and windows would be grey aluminium to match the existing and are considered acceptable.

The front extension on the third floor would match the existing structure and would remain subordinate to the host property due to the stepped design of the building and would be still set back from the front elevation.

The decking on the first, second and third floor terraces would be replaced with porcelain tiles which are considered acceptable. The various changes in pane design to the extensive glazing on all elevations are also acceptable.

The proposal is considered to preserve the character and appearance of the host building and conservation area. 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer