

Application ref: 2021/4103/P
Contact: Josh Lawlor
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Date: 25 March 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/planning

Archplan
1 Millfield Place
London
N6 6JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Syskon Cottage
2 Millfield Lane
London
N6 6JD

Proposal:

Construction of single storey extension to front of existing house and double storey extension to rear and side, combined with cladding house with burnt larch. Installing solar panels and green wild flower roof . Conversion of existing garage into home office.

Drawing Nos: Location and Block Plan MP/01

As Existing Drawings MP/02, 02, 04, 05, 06, 07

As Proposed Drawings MP/11, 12, 13, 14, 15, 16, 17

Planning Statement SM PLANNING

Design and Access Statement ARCHPLAN Tree survey AC.2020.437

Tree survey plan TPP/01 A, Arboricultural Impact Assessment ref. AC.2021.580

Landscaping plan ARC/MFP/01, ARC/MFP/02-Planting Plan, Proposed Landscaping 2 Millfield Lane, Existing Trees 2 Millfield Lane

Solar panel proposal TL3743

Typical glazing details 2953/03, 05, 13

Green roof proposals 001, Green roof specification Q37/GR/WILDMAT, Green roof details - GREENROOFER

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:

Location and Block Plan MP/01

As Existing Drawings MP/02, 02, 04, 05, 06, 07

As Proposed Drawings MP/11, 12, 13, 14, 15, 16, 17

Planning Statement SM PLANNING

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

- 3 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. Any trees or areas of planting 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.

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. 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 The cycle parking facility hereby approved on the ground floor shall be provided in its entirety prior to the completion of the development and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 The Electric Vehicle Charging Point (EVCPs) shall be provided in the location shown on the ground floor plan hereby approved.

Reason: To encourage more sustainable methods of transport in accordance with policy T1 of the Camden Local Plan (2017) and Policy T6.1 (Residential parking) of the London Plan 2021.

Informative(s):

- 1 Reasons for granting permission.

The existing buildings is a detached two storey house with pitched roof, situated to the rear of the site, built in the 1970s. The site is situated in the Highgate Conservation Area, sub area 5 Merton Lane and Millfield Lane characterised by its semi-rural ambience close to Hampstead Heath. The existing building is considered to make a neutral contribution to the character and appearance of the conservation area. There is also a brick-built garage building closer to the front of the site with access from Millfield Lane. Two trees (an Oak and Bay tree) on the Millfield Lane frontage and the relative openness of the garden also contribute to the existing character of the site.

The proposals seek to utilise the existing structure of the building rather than its complete demolition through the addition of two storey extensions to the west and rear (north) along with a single storey addition to the south, towards Millfield Lane on the western boundary. The pitched roof is replaced with a flat roof which sits below the existing ridge to the pitched roof. Whilst the overall mass of the building is increased, as a result of the additions described above, this is considered to be acceptable due to the improved appearance of the building and how it relates to its landscape setting.

It is proposed to clad the building in a dark charred timber which gives it a visually recessive quality and aids in integrating the building into its landscape setting. The single storey extension of almost fully glazed on the southern and eastern elevations gives this structure a lightweight appearance and openness in relation to the surrounding garden. At first floor level the window to the study is formed by a cor-ten (rusted metal) box window providing a contrast to the dark charred timber and added visual interest to the building's appearance. A glazed box window forms the ground floor bedroom window extending this room and its use e.g sitting and reading, into the garden.

It is proposed to retain the existing garage structure and convert it into a home working area along with bike storage. This is considered to be a positive element of the proposals as the brick built structure immediately abuts Millfield Place and contributes to the lane's character.

The two most significant trees (an Oak and Bay tree) at the front of the site are retained with increased planting along the boundary with Millfield Place including a native hedge and Birch and Rowan trees which will strengthen the landscape setting and soften the appearance of the built form.

It is also proposed to replace areas of tarmac to the front of the site with new planting which along with providing a biodiverse green roof to the single storey extension is considered to provide sufficient mitigation for the loss of garden area resulting from the building extensions.

The height bulk and massing of the proposal and its relationship to neighbouring widows would not give rise to adverse impact on neighbouring amenity.

A tree survey and arboricultural report with method statement demonstrates how trees are to be protected from the development in accordance with BS5837:2012. A suitable landscape plan shows the locations of trees to be planted on site and how the planting scheme is integrated into the overall design concept and delivery. The councils Tree and Landscape Officer has confirmed the development is acceptable subject to conditions.

The site currently benefits from a garage. The proposal suggests the development would retain one parking space which is acceptable. 1 Electric Vehicle Charging Point (EVCP) is provided in accordance with Policy T6.1 London Plan 2021. A construction management plan (CMP), CMP bond and financial contribution towards works to repair and reinstate the adjacent footway following construction would be secured by a S106 legal agreement.

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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.

No objections have been received and one letter of support was received prior to making this decision. The Highgate CAAC objected to the initial landscaping details but then confirmed that they were satisfied with the landscaping details following a review of updated landscaping proposals. The planning history of the site has been considered when coming to this decision.

As such, the proposal is in general accordance with policies CC1, CC2, CC3, D1, A3, T1, T2, A4, D1, D2 and A1 the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

3 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).

- 4 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 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