

Application ref: 2022/1266/P  
Contact: Fast Track GG  
Tel: 020 7974  
Email:  
Date: 30 May 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)

Wardell Armstrong LLP  
Floor 2  
Tudor House  
16 Cathedral Road  
Cardiff  
CF11 9LJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Hill Court**  
**34 Highgate West Hill**  
**London**  
**N6 6NJ**

Proposal:

Installation of external gas pipe apparatus.

Drawing Nos: CA12487-001 Rev P0; CA12487-002 Rev P0; CA12487-003 Rev P0;  
CA12487-004 Rev P0; CA12487-005 Rev P0; CA12487-006 Rev P0; CA12487-007  
Rev P0; CA12487-008 Rev P0; CA12487-009 Rev P0; CA12487-010 Rev P0;  
CA12487-011 Rev P0; CA12487-012 Rev P0; CA12487-013 Rev P0; Design and  
Access Statement dated March 2022.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: CA12487-001 Rev P0; CA12487-002 Rev P0; CA12487-003 Rev P0; CA12487-004 Rev P0; CA12487-005 Rev P0; CA12487-006 Rev P0; CA12487-007 Rev P0; CA12487-008 Rev P0; CA12487-009 Rev P0; CA12487-010 Rev P0; CA12487-011 Rev P0; CA12487-012 Rev P0; CA12487-013 Rev P0; Design and Access Statement dated March 2022.

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

#### Informative(s):

- 1 Reasons for granting permission.

The application relates to a multi-occupancy building located in Highgate Conservation Area which is identified in the Conservation Area Appraisal as a positive contributor. The building is located on the west side of Highgate West Hill, with the entrance frontage facing eastwards towards the road.

The proposals entail the installation of 7no. new subterranean gas main connections which will emerge above ground on the northeast and northwest facing (side) elevations of the northern block of flats, as well as the northeast, northwest and southwest facing (side) elevations of the southern block of flats.

Internal gas pipes were considered but discounted due to safety concerns.

The pipes would be confined to the front, side and rear elevations and rooted to have a minimal visual impact. They would be narrow in diameter (2.5cm) and where pipework is adjacent to brickwork, would be painted black to help minimise the appearance of the installations on the elevations.

The pipes cause no harm to neighbours in terms of sunlight, daylight or outlook. The Council's Environmental Health team have not commented on the proposal.

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.

A site notice was displayed, and a press notice was published, and local groups were consulted. The Highgate Neighbourhood Forum did not have a

comment to make on this. No other objections were received prior to the determination of this application.

The planning history of the site and neighbours has been taken into account when coming to this decision.

In conclusion, the development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The works also accord with the London Plan 2021 and 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 in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope  
Chief Planning Officer