

Application ref: 2022/0157/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Lipton Plant Architects
LIPTON PLANT ARCHITECTS
The Hub
University House, 53-55 East Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Highgate West Hill
London
N6 6NP

Proposal:

Erection of replacement extensions to the rear elevation between the ground, first and second floors; replacement of the windows, alterations to the hard and soft landscaping treatment, installation of a new boundary treatment with new bin, cycle and air source heat pump stores all to the front elevation.

Drawing Nos: 594-LPA-ZZ-XX-DR-A-20000_P1; 594-LPA-ZZ-XX-DR-A-33001_P3; 594-LPA-ZZ-XX-DR-A-33002_P3; 594-LPA-ZZ-XX-DR-A-30001_P3; 594-LPA-ZZ-XX-DR-A-30002_P3; 594-LPA-ZZ-XX-DR-A-30003_P3; 594-LPA-ZZ-XX-DR-A-30004_P3; 594-LPA-ZZ-XX-DR-A-30005_P3; 594-LPA-ZZ-XX-DR-A-30006_P3; 594-LPA-ZZ-XX-DR-A-30007_P3; 594-LPA-ZZ-XX-DR-A-30008_P3; 594-LPA-ZZ-XX-DR-A-30009_P3; 594-LPA-ZZ-XX-DR-A-30010_P3; 594-LPA-ZZ-XX-DR-A-30011_P3; 594-LPA-ZZ-XX-DR-A-31000_P3; 594-LPA-ZZ-XX-DR-A-31001_P3; 594-LPA-ZZ-XX-DR-A-31002_P3; 594-LPA-ZZ-XX-DR-A-31003_P3; 594-LPA-ZZ-XX-DR-A-31004_P3; 594-LPA-ZZ-XX-DR-A-31005_P3; 594-LPA-ZZ-XX-DR-A-32001_P3; 594-LPA-ZZ-XX-DR-A-32002_P3; 594-LPA-ZZ-XX-DR-A-32003_P3; 594-LPA-ZZ-XX-DR-A-32003_P5; 594-LPA-ZZ-XX-DR-A-33001_P5; 594-LPA-ZZ-XX-DR-A-33002_P5; Acoustic Report ref: 17218-NIA-01 and 594-HIG-015-DAS_RevA.

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: 594-LPA-ZZ-XX-DR-A-20000_P1; 594-LPA-ZZ-XX-DR-A-33001_P3; 594-LPA-ZZ-XX-DR-A-33002_P3; 594-LPA-ZZ-XX-DR-A-30001_P3; 594-LPA-ZZ-XX-DR-A-30002_P3; 594-LPA-ZZ-XX-DR-A-30003_P3; 594-LPA-ZZ-XX-DR-A-30004_P3; 594-LPA-ZZ-XX-DR-A-30005_P3; 594-LPA-ZZ-XX-DR-A-30006_P3; 594-LPA-ZZ-XX-DR-A-30007_P3; 594-LPA-ZZ-XX-DR-A-30008_P3; 594-LPA-ZZ-XX-DR-A-30009_P3; 594-LPA-ZZ-XX-DR-A-30010_P3; 594-LPA-ZZ-XX-DR-A-30011_P3; 594-LPA-ZZ-XX-DR-A-31000_P3; 594-LPA-ZZ-XX-DR-A-31001_P3; 594-LPA-ZZ-XX-DR-A-31002_P3; 594-LPA-ZZ-XX-DR-A-31003_P3; 594-LPA-ZZ-XX-DR-A-31004_P3; 594-LPA-ZZ-XX-DR-A-31005_P3; 594-LPA-ZZ-XX-DR-A-32001_P3; 594-LPA-ZZ-XX-DR-A-32002_P3; 594-LPA-ZZ-XX-DR-A-32003_P3; 594-LPA-ZZ-XX-DR-A-32003_P5; 594-LPA-ZZ-XX-DR-A-33001_P5; 594-LPA-ZZ-XX-DR-A-33002_P5; Acoustic Report ref: 17218-NIA-01 and 594-HIG-015-DAS_RevA.

Reason:

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

- 3 The proposed replacement double glazed windows to the front elevation shall match the existing in terms of the frame and glazing bar thickness.

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.

- 4 A sample panel of the proposed brickwork, pointing and coping details shall shall be provided on site and approved by the council before the relevant part of the works commence

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.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Before the use commences, the air source heat pump shall be provided with acoustic isolation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for demolition of the ground, first and second floors (a ground floor sun room, first floor extension and second floor conservatory) and to erect replacement rear extensions. Landscaping/planting would also be undertaken in the rear garden. To the front elevation it's proposed install a boundary to enclose a forecourt with bicycle store (for 5 bicycles) and bin store (for 3 x 240L bins) and the installation of an air source heat pump enclosure behind the bin store to the front elevation. It is also proposed to install Solar/PV panels the main roof of the host building it's proposed to.

The removal of the ground, first and second floor additions to the original building is acceptable in principle. They have been installed in an ad hoc fashion which lacks coherence. The council's conservation officer was consulted and confirmed that the existing extensions are not of particular heritage significance and their replacement with appropriate extensions, is considered as acceptable subject to high quality design.

In design terms, the scale of the proposed extensions is acceptable and the proposed rear elevation offers an enhancement to the conservation area through the introduction of a much simpler and cohesive façade treatment. The proposed plain brick elevation would sit comfortably with its neighbours, the proposed window openings would introduce a hierarchy to the façade with larger openings at ground floor level that would diminish in scale further up the building. The works being proposed would enhance the architectural design of the host building and the proposed gabled roofline is a response to the buildings to the north with which this building shares many characteristics, will further enhance the host building.

Photovoltaic panels would be mounted onto the flat roof of the main dwelling. The PV panels would project slightly. However, the proposed solar panels

would be set back from the roof edge and whilst the PV panels are designed with a projection that would be slightly higher than the roof light the proposal would not cause visual harm nor would the proposed PV panels have an impact on the design and appearance to the host building. Moreover, the proposed PV panels would be a sustainable method of generating electricity which is supported by the council.

To the front elevation the existing off street parking space will be removed and replaced with a new boundary wall which offers a further enhancement to the conservation area. Whilst the proposal would introduce some additional hard landscaping works this would not contribute to additional parking space and the scheme is considered acceptable. It's proposed to install a bin store, cycle and air source heat pump withing the garden settings and the proposed new stores would minimal visual impact. The conservation area officer raised no objection to the proposal and the design would be sympathetic which would consist of timber material that would preserve the character and appearance of the subject building and the wider conservation area.

It is proposed to replace the existing windows including the stained glass window to the front elevation and the Highgate CAAC raised objection to the window being replaced. However, the conservation area officer reviewed the photographic proof provided by the agent and confirmed that the existing window is not of any historic merit. Thus, the loss of the stained glass would not result in any historical architectural feature being loss. The objection was withdrawn from Highgate CAAC. A condition would be attached to ensure that the replacement windows to match the existing in terms of the frame and glazing bar thickness.

- 2 A noise report has been submitted with the application and this has been assessed by the council's noise officer. Based on the results of the submitted noise assessment, noise limits for the new plant have been adequately calculated. The calculations show that the noise criteria of the proposed plant strategy will meet the policy criteria during the operating period with specified mitigation if required and they should not have an adverse impact on the nearest sensitive receivers. The noise officer is satisfied that the submitted acoustic submission meets our local plan policy and they would be acceptable in environmental health terms subject to noise conditions (mitigation measures and anti-vibration isolators). The conditions would be added to ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from the new unit.

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 (ERR) 2013.

Overall, the scale, design and use of materials of the proposals would be relative to that of the host building and the surrounding area and would not be harmful to the character appearance of the street scene or the Belsize

Conservation Area. The proposal would therefore be in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2021 and NPPF 2021.

The limited nature of the proposed works would not generate the need for a Construction Management Plan (CMP) given that construction vehicles can load and unload within the resident permit bays near the site.

Due to the siting of the proposals at the front there should be no impacts upon the amenity of neighbouring occupiers. However, the installation of an air source heat pump at the front should be accompanied by a noise report to demonstrate that any noise generated would be below ambient levels.

With regard to the rear extensions, these would appear not to result in any more overshadowing or overlooking of any neighbouring rooms or gardens than the existing extensions that they would replace. Officers are of the opinion that the proposed siting of the extensions would not result in any harm through loss of light, outlook and privacy to any neighbouring occupiers.

Overall, the scale, design and materials, the proposals would be sympathetic to the host building and the surrounding area and would not be harmful to the character appearance of the street scene or the Belsize Conservation Area. The proposal would therefore be in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017, policies DH1, DH2 and DH3 of the Highgate Neighbourhood Plan 2017 as well as the London Plan 2021 and NPPF 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 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 above the printed name and title.

Daniel Pope
Chief Planning Officer