

Application ref: 2022/1699/P
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Date: 20 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Lipton Plant Architects
LIPTON PLANT ARCHITECTS
University House
53-55 East Road
London
N1 6AH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

16 Highfields Grove
London
N6 6HN

Proposal:

Conversion of attached garage into habitable space and erection of a rear extension thereto; alterations to windows and doors on west and south elevations of the house. Erection of single storey garden building to the rear of the garden for use as a garden room/for garden storage. Installation of solar panels on side/rear roofslope.

Drawing Nos: Location Plan, 604-LPA-ZZ-XX-DR-A: - 30100 P5, 30101 P4, 30102 P2, 30103 P2, 30200 P3, 30201 P3, 30202 P2, 30203 P3, 30300 P3, 30301 P3, 31001 P9, 31002 P9, 31003 P6, 31004 P4, 31005 P4, 32000 P6, 32001 P7, 32002 P5, 32003 P5, 32004 P4, 33000 P6, 33001 P4, 33002 P6, 33003 P4, VM Zinc (Pigmento Brown Finish), Pre-development Arboricultural Survey and Report (Wassells - 22/04/2022), Design & Access Statement (Lipton Plant Architects - May 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 The development hereby permitted shall be carried out in accordance with the following approved documents and drawings:

Location Plan, 604-LPA-ZZ-XX-DR-A: - 30100 P5, 30101 P4, 30102 P2, 30103 P2, 30200 P3, 30201 P3, 30202 P2, 30203 P3, 30300 P3, 30301 P3, 31001 P9, 31002 P9, 31003 P6, 31004 P4, 31005 P4, 32000 P6, 32001 P7, 32002 P5, 32003 P5, 32004 P4, 33000 P6, 33001 P4, 33002 P6, 33003 P4, VM Zinc (Pigmento Brown Finish), Pre-development Arboricultural Survey and Report (Wassells - 22/04/2022), Design & Access Statement (Lipton Plant Architects - May 2022)

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.

- 4 Pile locations for the extension and garden building are to be probed and any tree roots are to be advised to the engineer who will relocate piles and adjust slab reinforcements to protect the existing trees on the site.

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 garden room hereby approved shall only be used for purposes incidental to the use of the main property (16 Highfields Grove) and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

A low pitched zinc-roofed single storey extension is proposed to the rear of the attached garage on the north side of the house (alongside the site of 17 Highfields Grove, to the north). It would sit below the garage in height. The garage is to be converted to residential use and a bin store provided on the

drive.

A 5.6m wide, 3.2m deep aluminium framed, zinc roofed garden room with an attached store, canopy and terrace would be sited at the bottom of the garden.

Alterations to the elevations of the house would be undertaken including new windows on the first floor of the west elevation of the house, solar panels on the west facing roof-slope, new sliding glazed doors to the garden on the south elevation and a rooflight in the west facing elevation of the converted garage.

The proposals would not change the appearance of the dwelling from the public domain or neighbouring dwellings. The single storey extension to the rear of the garage (to be converted) would be screened by the existing garage and the densely vegetated boundaries from any public vantage points or neighbouring dwellings. The same can be said for the outbuilding at the rear of the site which would be screened by dense mature trees and hedges and which would have no impact on the character or appearance of the Conservation Area.

The Council's Tree Officer has considered the Arboricultural Report and this is considered to include satisfactory measures and methods to protect the existing trees on the site. The Tree Officer has requested that pile adjustments are made if probes detect tree roots. A condition is attached accordingly.

It should also be noted that, further to a site visit, the proposed extension and outbuilding have been set back 1m from the respective boundaries in the interests of preserving existing trees and hedge and to enable a soft verge on the boundaries with the neighbouring properties in the interests of appearance, biodiversity and drainage.

The window alterations, solar panels on the west facing roof slope and bin store on the driveway would not harm the appearance of the Conservation Area or the visual amenity of any neighbouring occupiers.

The proposals would not result in any harm to the amenity of the occupiers of any neighbouring properties. The extension and outbuilding would not overshadow or be overbearing upon the outlook of any neighbouring occupiers. The new windows would be screened from overlooking any neighbouring properties by mature tree cover and the other additions (bin store, solar panels) would not impact upon the windows or gardens of any neighbouring properties or be visually intrusive.

A condition restricting the use of the garden room as a separate dwelling would be added to this decision to ensure this development has no impact on local amenity.

No objections have been received from any neighbouring addresses. The planning history of the site and the neighbouring sites have been taken into account in the assessment of the application.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. It also accords with Core Objective 5: Design & Heritage of the Highgate Neighbourhood Plan. 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) 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