

Application ref: 2022/1476/P  
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Date: 18 October 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Mulroy Architects Ltd  
The Coalface  
46 Clifton Terrace  
London  
N4 3JP

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Variation or Removal of Condition(s) Granted**

Address:

**23 Highfields Grove  
London  
N6 6HN**

Proposal:

Variation of condition 2 (Approved plans) of planning permission 2021/5259/P dated 23/02/2022 (for Erection of single storey rear extension and replacement of rear windows), involving amendments to roof form and finishes and an additional rooflight.

Drawing Nos: 21041-3-010-P6; 21041-3-012-P8; 21041-3-020-P7; 21041-3-030-P8; 21041-3-031-P8; 21041-A30-001-P4

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:  
21041-3-001 P4 (Site location plan); 21041-3-002 P4 (Block plan and site); Arboricultural Impact Assessment and Method Statement; 21041-3-010-P6; 21041-3-012-P8; 21041-3-020-P7; 21041-3-030-P8; 21041-3-031-P8; 21041-A30-001-P4

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

Informative(s):

- 1 Reasons for granting permission:

This proposal seeks to vary the previous granted planning permission through minor revisions to the approved design including changes to the roof form and cladding materials to the extension, and addition of one rooflight to front side roofslope.

The amendments would preserve the character or appearance of the host building, street and wider area. A large area of the front façade of the extension and the north west side elevation would be faced in zinc cladding which is appropriate for the conservation area. The roof form has been altered and now proposes a simple, pitched roof form, similar to the approved and in keeping with the character and appearance of the host building and neighbouring buildings. The addition of one rooflight to the front side roofslope would match the approved rear rooflight in terms of size and design and would not have any material impact on the character or appearance of the site or the Conservation Area.

Revisions were secured to remove the zinc cladding from the roof; the revised scheme now proposes tiles on the roof which would match the existing on the host building. The proposed changes are considered to be acceptable in the context of the approved scheme and its impact on the Highgate Village conservation area.

There would be no additional amenity impact to neighbours resulting from these changes. The additional rooflight would not cause harm in terms of overlooking or light spill due to its small size and would not be visible from the street. No further extensions or additions are proposed and there would be no impact upon the amenity of any neighbouring occupiers in terms of light, privacy or outlook.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

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. The proposals also accord with policies DH2, DH3 and DH5 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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

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