

Address:	5 Bacon's Lane London N6 6BL		2
Application Number(s):	2024/4297/P	Officer: Daren Zuk	
Ward:	Highgate		
Date Received:	03/10/2024		
Proposal:	Demolition of the existing dwellinghouse and erection of replacement two-storey detached single dwellinghouse.		
Background Papers, Supporting Documents and Drawing Numbers:			
Existing Drawings: (Prefix 1223-PP-) 050 rev A, 100 rev A, 200 rev A, 201 rev A, 300 rev A, 400 rev A, 401 rev A			
Demolition Drawings: (Prefix 1223-PP-) 120 rev A, 121 rev A, 122 rev A, 130 rev A, 140 rev A, 141 rev A			
Proposed Drawings: (Prefix 1223-PP-) 150 rev B, 250 rev B, 251 rev B, 252 rev C, 350 rev B, 351 rev B, 450 rev B, 451 rev B, 451 rev B, 500 rev B, 501 rev B			
Documents: Cover Letter (prepared by Lichfields, dated 03/10/2024); Design and Access Statement rev B (prepared by Simon Fraser, dated 12/2024); Planning Statement (prepared by Lichfields, dated 01/10/2024); Heritage Impact Assessment (prepared by Lichfields, dated 02/10/2024); Visualisation Document rev B (prepared by Simon Fraser, dated 12/2024); Biodiversity Gain Plan rev B (prepared by Simon Fraser, dated 05/12/2024); Biodiversity Net Gain Metric (dated 05/12/2024); Sustainability Statement rev 02 (prepared by Webb Yates Engineers Ltd., dated 07/11/2024); Condition and Feasibility Study (Options Appraisal) (prepared by Simon Fraser, dated 30/09/2024); Pre-Demolition Audit (prepared by Simon Fraser, dated 03/10/2024); Whole Life Carbon Assessment rev A (prepared by Simon Fraser, dated 10/2024); Archaeological Desk Based Assessment (prepared by Lichfields, dated 05/09/2024); Arboricultural Survey and Report rev A (prepared by Wassells, dated 02/10/2024); Daylight and Sunlight Report (prepared by Right of Light Consulting, dated 05/09/2024); Noise Impact Assessment (prepared by Gillieron Scott, dated 10/10/2024)			
RECOMMENDATION SUMMARY:			
Grant conditional planning permission subject to a Section 106 Agreement			
Applicant:	Agent:		
Mr Simon Fraser	Lichfields, 21 Mincing Lane London EC3R 7AG		

ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
C3	Dwelling	158sqm	306sqm	+148sqm

Parking details			
Type	Existing spaces	Proposed spaces	Difference
Car	1	1	0

EXECUTIVE SUMMARY

- i) The proposal replaces a two-storey mid-century dwellinghouse with a two-storey three-bedroom dwellinghouse. The home was originally designed by Anthony Cox in 1957 and featured a mid-century design and simple boxed form. The house was remodelled in 2007 due to external and internal cracking caused by subsidence and water penetration into the timbers. The 2007 amendments are considered to have substantially changed the character of the house, erasing the mid-century character.
- ii) The home is subject to severe structural issues caused by ground movement, as well as very poor thermal performance and weathering issues. Thermal imaging reveals significant heat losses occurring in the external doors, windows, and the recessed wall junction between ground and external rendered walls. The existing condition of the house, and its poor environmental performance, form part of the justification for full demolition and replacement with a new dwelling.
- iii) Whilst the existing building is identified as making a contribution to the character of the Highgate Conservation Area, this is on a very low scale of positive contribution due to alterations completed to the property in the mid-2000s.
- iv) The design of the replacement home utilises high-quality architecture and materials and is led by a sustainability-first design approach. The ground floor elevation comprises a 'mortar-slurried' low-carbon stone brick, with the first floor being clad with timber modular panels within a vertical timber pier frame. Green roofs and solar PV panels are proposed at roof level to improve sustainability.
- v) The new larger home would be more suitable for families, have improved sustainability credentials, and positively contribute to the character and appearance of the Highgate Conservation Area.
- vi) The scheme complies with the development plan as a whole.

OFFICER REPORT

Reason for Referral to Committee: Demolition of a building considered to make a positive contribution to a conservation area (Clause 3(iii)).

1. SITE AND BACKGROUND

Location

- 1.1 The application site is at the southern end of Bacon's Lane, a private road accessed from South Grove. It comprises a mid-20th century two-storey single dwellinghouse (Class C3) which was substantially altered in 2007.
- 1.2 The dwelling is not listed but is in Highgate Conservation Area and was noted as being a positive contributor in the conservation area appraisal. Neighbouring no.6 Bacon's Lane to the east is Grade II listed and comprises a mid-century two-storey dwelling designed by Leonard Manasseh, c. 1957-59. To the south of the site is Highgate Cemetery.
- 1.3 The site comprises a detached two-storey dwelling in poor condition, blighted by low-energy performance, subsidence, structural issues, and is generally in need of upgrading to modern living standards.



Figure 1. Existing front elevation.

- 1.4 The area is predominantly residential and is characterised by high-quality mid-century and modern architecture of varying styles, masonry construction, generous rear gardens, and tall brick boundary walls. Existing dwellings on Bacon's Lane range in height from single- to two-storeys.



Figure 2. Aerial view of 5 Bacon's Lane and neighbouring context.

1.5 The site is within the Highgate Neighbourhood Plan area.

2. THE PROPOSAL

2.1 The proposal is to demolish an existing single-dwellinghouse (Class C3) and redevelop it to provide a three-bedroom single-dwellinghouse (Class C3) comprising ground and first floors, with an associated garage portico to the side, landscaping, and PV panels to main roof. The proposed dwelling and have a GIA of 306sqm. An air source heat pump (ASHP) would be installed in the front garden within an acoustic and timber enclosure.

3. RELEVANT HISTORY

The site

3.1 **2007/0960/P** – Internal and external alterations to include replacement roof, windows and doors and erection of a timber framed garage to single family dwelling house (C3). **Granted 16/04/2007**

3.2 **2013/7019/P** – Erection of a part one, part two storey side extension with terrace at rear first floor level to existing dwelling house (C3) following the demolition of the existing single storey side wing. **Granted 15/07/2014 (not implemented)**

3.3 **2017/2646/P** – Erection of a part single, part 2- storey side extension with terrace at rear first floor level to existing dwelling house (C3) following the

demolition of the existing single storey side wing. **Granted 29/09/2017 (partially implemented)**

4. CONSULTATION

Statutory consultees

Highgate Neighbourhood Forum

4.1 A letter was sent to the Forum, but no response was received

GLAAS - Historic England

4.2 A letter was sent to GLAAS, who advised that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and that it is not anticipated that any significant archaeological remains will be encountered as a result of the works. No further assessment or conditions are therefore necessary.

Local groups

Highgate CAAC

4.3 Objection covering the following issues(s):

- The proposal substantially increases the bulk of the house. The resulting dwelling would be out of scale with neighbouring dwellings, which is important to the heritage of Highgate and the Conservation Area. The bulk of the building taken together with the heavy eaves is unacceptable.
- The evaluation of the impact on Highgate Cemetery buildings and landscape does not take into account the catacombs and Lebanon Circule nearby the rear of the subject site.
- The new house would be visible from inside the Highgate Cemetery grounds.

Adjoining occupiers

4.4 Two site notices were displayed, one at the front of the site on Bacon's Lane and another one at the junction of Bacon's Lane and South Grove. The notices were displayed on 09/10/2024 until 02/11/2024, and the application was advertised in the local newspaper on 10/10/2024, expiring 03/11/2024.

4.5 Three local households provided responses following statutory consultation – two in support of the proposal and one making minor comments. The letters of representation have been published in full on the website and raise the following points:

- Appreciate the applicant engaging with neighbours before the application.
- The design is sensitive and thoughtful and would improve the lane.
- There is no mention of access rights being maintained (*civil matter*).

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2024 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

Local policy and guidance

[Camden Local Plan \(2017\) \(CLP\)](#)

[Policy G1 Delivery and location of growth](#)

[Policy C6 Access for all](#)

[Policy H6 Housing choice and mix](#)

[Policy A1 Managing the impact of development](#)

[Policy A3 Biodiversity](#)

[Policy A4 Noise and vibration](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy CC1 Climate change mitigation](#)

[Policy CC2 Adapting to climate change](#)

[Policy CC3 Water and flooding](#)

[Policy CC4 Air quality](#)

[Policy CC5 Waste](#)

[Policy T1 Prioritising walking, cycling and public transport](#)

[Policy T2 Parking and car-free development](#)

[Policy T4 Sustainable movement of goods and materials](#)

[Policy DM1 Delivery and monitoring](#)

[Highgate Neighbourhood Plan \(2017\)](#)

[Policy OS2: Protection of Trees and Mature Vegetation](#)

[Policy DH1: Demolition in Highgate's Conservation Areas](#)

[Policy DH2: Development Proposals in Highgate's Conservation Areas](#)

[Policy DH3: Rear Extensions](#)

[Policy DH4: Side Extensions](#)

[Policy DH5: Roofs and Roofscape](#)

[Policy DH11: Archaeology](#)

[Supplementary Planning Documents and Guidance](#)

Most relevant Camden Planning Guidance (CPGs):

[Air Quality - January 2021](#)

[Amenity - January 2021](#)

[Biodiversity CPG - March 2018](#)

[Design - January 2021](#)

[Energy efficiency and adaptation - January 2021](#)

[Housing - January 2021](#)

[Transport - January 2021](#)

[Trees CPG - March 2019](#)

Other guidance:

[Highgate Conservation Area Appraisal and Management Strategy \(2007\)](#)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for which consultation has now ended (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	LAND USE
8	STANDARD OF PROPOSED HOUSING
9	IMPACT ON NEIGHBOURING AMENITY
10	HERITAGE AND DESIGN
11	SUSTAINABILITY AND ENERGY
12	TREES AND BIODIVERSITY
13	TRANSPORT
14	COMMUNITY INFRASTRUCTURE LEVY (CIL)
15	CONCLUSION
16	RECOMMENDATION
17	CONDITIONS
18	INFORMATIVES

7. LAND USE

7.1 The proposal demolishes and replaces a single dwelling. The existing property is two-storeys and at ground floor level contains an entrance lobby, kitchen/dining room, living area, studio/office, and garage. At first floor level, the dwelling features three bedrooms and two bathrooms. The property is registered for council tax and is considered a self-contained residential dwelling (Class C3).

7.2 CLP policy H6 is about housing choice and mix, and it aims to minimise social polarisation and create mixed, inclusive, and sustainable communities, by

seeking high quality accessible homes and a variety of housing suitable for Camden's existing and future households.

7.3 The re-provision of the residential unit to provide a modern family sized home in this part of the borough is supported and would retain residential floorspace in line with the development plan.

8. STANDARD OF PROPOSED HOUSING

8.1 In line with LP policy D6 and CLP policies H6 and D1, housing should be high quality and provide adequately sized homes and rooms, and maximise the provision of dual aspect dwellings. CLP policy A2 encourages opportunities to provide private amenity space, which is reflected in a requirement to provide amenity space in LP policy D6. CLP policy A1 seeks to protect the amenity of future occupiers in relation to a number of factors, including privacy, outlook, light, and noise. CLP policy A4 says suitable noise and vibration measures should be incorporated in new noise sensitive development.

8.2 LP policy D5 says development should provide the highest standard of accessible and inclusive design, allowing them to be used safely, easily and with dignity by all, also reflected in CLP policies D1, H6, and C6.

Design and layout

8.3 CLP policy H6 confirms that new residential development should conform to the Nationally Described Space Standards, and this is reflected in LP policy D6, which sets the same minimum space standards in Table 3.1 of the London Plan 2021. The relevant excerpt from the table is reproduced below.

Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5

Table 1. Minimum internal space standards (London Plan Table 3.1, Policy D6)

8.4 The new three-bedroom home will have a GIA of 306sqm, exceeding the minimum standard of 90sqm. It will be a two-storey dwelling with living areas

and one bedroom located at ground level, and two bedrooms and a studio/office space on the first floor. The house will have an open plan layout at ground floor level, including an open staircase with large windows facing south into the rear garden. The replacement dwelling would have good floor to ceiling height and good room sizes. It is well laid out with a simple and rational plan, providing multi-aspect accommodation. The home has a generous rear garden which abuts Highgate Cemetery.

Noise and vibration

- 8.5 An air source heat pump is proposed which could have an impact on the amenity of the proposed replacement dwelling, and the noise from it is assessed under paragraph 9.10 below. In terms of the proposed use, given it is a replacement dwelling and there are no notable changes to the site or area in terms of sensitive noise receptors, the amenity would be acceptable subject to conditions (see paragraph 9.10).

Daylight and sunlight

- 8.6 Given the size and multi-aspect orientation of the new dwelling, including a large south facing rear elevation, the home is considered to receive acceptable levels of daylight/sunlight throughout the year.

Outlook and privacy

- 8.7 The dwelling would have adequate distance between neighbouring properties and a choice of views, allowing future occupants a high-quality outlook. The separation distance between the proposed dwelling and neighbouring properties is similar to the current situation as the dwelling would occupy the same location as the existing one.

- 8.8 The dwelling would have adequate privacy, and the openings/layout has been designed to avoid overlooking neighbouring windows.

External amenity space

- 8.9 The rebuilt dwelling would continue to have a large rear garden, which far exceeds the minimum for a three-bedroom, six-person dwelling.

Accessible units

- 8.10 The home has been designed to a high standard of accessibility and inclusion. Level access is provided from Bacon's Lane to the front door, via a covered entrance portico.

Waste storage

- 8.11 Amendments were made during the course of the application to relocate the refuse store from a structure at the front of the dwelling to within the re-provided garage portico which is considered an acceptable arrangement, and will allow for sufficient storage of refuse and recycling bins.

Conclusion

- 8.12 The proposed home is considered acceptable in terms of aspect, outlook, noise, light, and amenity space and would provide an acceptable level of amenity.

9. IMPACT ON NEIGHBOURING AMENITY

- 9.1 CLP policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. Construction work impacts are also relevant but dealt with in the 'Transport' section. The thrust of the policies is that the quality of life of current and occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

Daylight and sunlight

- 9.2 A Daylight, Sunlight, and Overshadowing Report detailing any impacts upon neighbouring properties has been submitted as part of the application.

- 9.3 The Building Research Establishment publishes the leading industry guidelines on daylight and sunlight in BR209 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (third edition, 2022) (BRE). The development plan supports the use of the BRE guidance for assessment purposes. However, it should not be applied rigidly and should be used to quantify and understand the impact when making a balanced judgement.

Methodology

- 9.4 The methodology and criteria used for the assessment are based on the approach set out by BRE guidance. The report makes use of several metrics in its assessment of surrounding buildings, which are described in the BRE guidance:

- **Vertical Sky Component (VSC)** – The daylight on the surface of a window. A measure of the amount of sky visible at the centre of a window.
- *The BRE considers daylight may be adversely affected if, after development, the VSC is both less than 27% and less than 0.8 times (a reduction of more than 20%) its former value.*
- **No Sky Line (NSL)**, also known as **Daylight Distribution (DD)** – The daylight penetration into a room. It measures the area at desk level ("a working plane") inside a room that will have a direct view of the sky.
- *The NSL figure can be reduced to 0.8 times its existing value (a reduction of more than 20%) before the daylight loss is noticeable.*
- **Annual Probable Sunlight Hours (APSH)** - The amount of sunlight that windows of main living spaces within 90 degrees of due south receive and a measure of the number of hours that direct sunlight reaches

unobstructed ground across the whole year and also as a measure over the winter period. The main focus is on living rooms.

- *The BRE considers 25% to be acceptable APSH, including at least 5% during the winter months. If below this, impacts are noticeable if less than these targets, and sunlight hours are reduced by more than 4 percentage points, to less than 0.8 times their former value. It recommends testing living rooms and conservatories.*
- **Sun-hours on Ground (SoG)**, also known as **Overshadowing** – The amount of direct sunlight received by open spaces.
- *The BRE recommends at least half (50%) of the area should receive at least two hours (120 mins) of sunlight on 21 March (spring equinox), and the area which can receive some sun on 21 March is less than 0.8 times its former value.*

Assessment

- 9.5 A Daylight, Sunlight, and Overshadowing Report detailing any impacts upon neighbouring properties has been submitted as part of the application. Windows and one rooflight at neighbouring no.4 Bacon's Lane are sufficiently close to warrant assessment. The report demonstrates that 4 Bacon's Lane is fully compliant with BRE guidelines in terms of VSC, NSL and APSH.

Outlook and privacy

- 9.6 The separation distance between the proposed dwelling and neighbouring no.6 Bacon's Lane to the east is similar to the current situation as the dwelling would occupy the same location as the existing one.
- 9.7 A single-storey side wing of the existing dwelling abuts neighbouring no.4 Bacon's Lane, which only has a rooflight along the east elevation and is separated by a tall brick boundary wall. The proposed dwelling features a two-storey form along the boundary with no.4, with a west facing window from an office/studio which would have an outlook over the roof and into the front garden of no.4. The west facing window has been amended in height and designed to minimise overlooking and privacy impacts to the east facing rooflight and front garden of no.4.

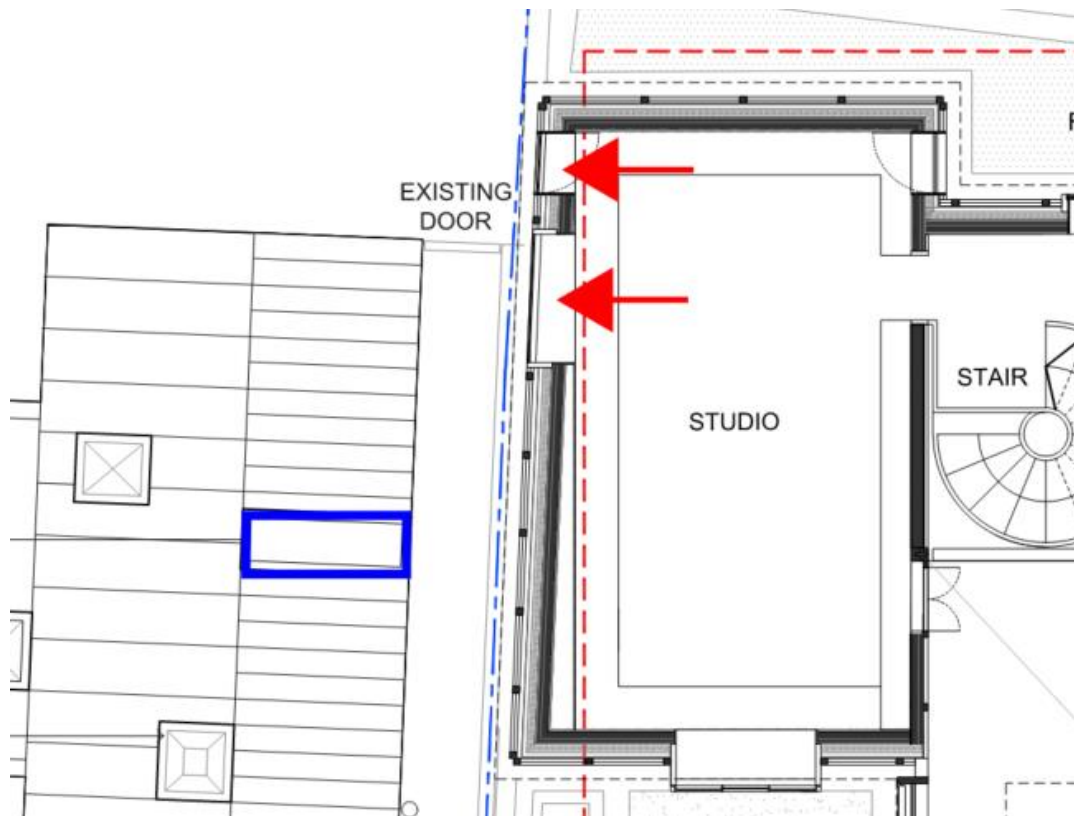


Fig 3. Proposed first-floor plan demonstrating amenity impact to neighbouring no.4 Bacon's Lane. Red arrows indicate outlook from the subject site. Blue square outlines an existing rooflight at no.4 Bacon's Lane's east facing roof slope. There are no other windows or rooflights along the east elevation of no.4 Bacon's Lane.

- 9.8 There are no additional windows that would cause harmful overlooking of neighbouring windows; all other new windows face the same direction as the existing other than the west facing office/studio window outlined above. This is acceptable and would not cause a loss of privacy to neighbours, given that the outlook would be to the roof of neighbouring no.4 Bacon's Lane. The increased height is not considered to create an increased sense of enclosure to neighbouring properties.

Noise

- 9.9 An air source heat pump is proposed in the front garden, within a timber enclosure incorporated into the design and form of the front entrance portico. A Plant Noise Impact Assessment was submitted indicating that, with the provision of mitigation measures such as acoustic enclosures and anti-vibration mounts to be secured by condition, the noise emitted from the unit would be within the requirements of policy A4, both for the proposed home and the surrounding homes. The proposals have been reviewed by the Council's Environmental Health Office who deem them to be acceptable.
- 9.10 Two conditions would ensure that the amenity of neighbouring residents is protected from noise and vibration from the proposed plant in the front garden (conditions 13 and 14). With the proposed mitigation measures, the

noise levels identified should ensure a low likelihood of an adverse impact on amenity.

10. HERITAGE AND DESIGN

Designated and non-designated heritage assets

- 10.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that special regard must be given to preserving or enhancing the character and appearance of a conservation area.

Highgate Conservation Area and 6 Bacon's Lane – enhance

- 10.2 The Highgate Conservation Area, designated in 1968 (extended in 1978 and 1992), enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character.
- 10.3 The character of the Conservation Area is of a village crowning one of the twin hills to the north of London. The generally 18th and 19th century character village high street feature small-scale houses and traditionally fronted shops and businesses and the open square, around the site of the original pond remain the heart of the village. Large and fashionable historic houses from the 17th, 18th, 19th, and 20th centuries stand clustering around the historic core, and imposing properties set in landscaped gardens stand on the hill slopes below the village enjoying the southern aspect. Overall, the character of the Conservation area is formed by the relationship of topography, open spaces, urban form, and architectural details.
- 10.4 The Conservation Area is predominantly residential but also includes a historic high street with neighbourhood commercial uses. Some infill and demolition and rebuild has been done for private residential development.
- 10.5 The subject site is recognised as a positive contributor within the Conservation Area Appraisal and Management Strategy. Bacon's Lane is described as an enclave developed in the 1950s when a distinct group of eight houses were building on the site of the Old Hall kitchen garden and orchard of a 19th century house. Each of the eight plots were sold to architects who built their own houses on the plots, including the now Grade II listed no.6 Bacon's Lane. The area is described as offering a sense of openness, with minimal boundaries between properties. Each property has

its own distinct design and style, but within a cohesive character. A covenant on the properties prevents the dwellings from rising more than two-storeys.

- 10.6 The hills and their gradients are essential in determining the area's character. Within a context of broadly similar building types, a mixture of architectural styles includes neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, Arts and Craft/Norman Shaw. More modern interventions also exist, such as those along Bacon's Lane. Various architectural details across the Conservation Area include extensive tiling and tile hanging, stone mullions to windows and bay windows. Roof forms are an important and noticeable element, with the most common type being gables of various designs often with dormers. Most properties are detached or semi-detached with few terraces. Small gaps between the buildings, provide views to the rear gardens and a rhythm to the frontage. Bacon's Lane is unique within the Conservation Area, featuring high-quality modern architecture that comfortably fits within the setting of the historic Conservation Area.

The site

- 10.7 The subject site was originally designed by Anthony Cox in 1957 and featured a mid-century design and simple boxed form (see image below left). The dwelling was remodelled in 2007 due to external and internal cracking caused by subsidence and water penetration into the timbers. Alterations included a replacement roof, windows and doors, over-rendering in white, and the additional of a timber-clad garage (below right).



Fig 4. Comparison between the original house ca.1957 (left) and the remodelled house in 2007 (right).

- 10.8 Alterations to the dwelling in 2007 – specifically the applied monolithic white render and side extensions, have substantially altered the architectural language of the building such that it no longer presents with the same identified cohesive character as the other surrounding dwellings. A further permission for alterations and a side extension was granted in 2017 (renewal of 2013 permission), but only partially implemented.
- 10.9 In 2013 and 2017 schemes for an additional first-floor level were approved to be added to the western wing of the dwelling. The impact of this additional

bulk and massing were considered to have the following impact and relationship to the setting of the neighbouring Listed Building (and sculpture) at No.6 and within the context of public views from Bacon's Lane:

2017/2646/P renewal of 2013/7019/P

No. 6 Bacon's Lane occupies the eastern corner of the enclave and is listed Grade II. Views of this building are from Bacon's Lane looking south east and east, the proposed extension is on the western side of the application site which itself is to the west of the listed building. The proposed extension would hardly be visible from No. 6 as it would be obscured by the existing two storey building, it would not be visible in the same view as No. 6 looking down Bacon's Lane, and would only be visible in public views from the very end of Bacon's Lane. As such the proposal is considered to not harm the setting of the listed building.

- 10.10 The current design would largely retain the existing massing arrangement of the eastern boundary garage, central single-story rectilinear form of main dwelling, with (approved) first-floor western side infill extension. The existing garage currently presents with an open side access gate that allows glimpse views of the rear garden and treelined boundary with the Cemetery beyond, maintaining more of the original open character of the 1950s development. Loss of the gap would further solidify this elevation; however, as the overall height of the side garage is proposed to be lowered 300mm, this would allow for better views of the upper tree canopy behind, and the alteration is therefore considered to be balanced and pose a neutral impact. The primary views of the site down Bacon's Lane and in relation to the Listed Building (and garden sculpture) at no.6 would therefore present as previously approved. The historic eastern boundary wall is to be retained in full.





Fig 5. Top: previously approved 2013/2017 scheme (not fully implemented), Bottom: proposed scheme.

- 10.11 The other key changes from the previously approved applications include the rearrangement of the massing on the western side of the dwelling, and the proposed materials. Rather than the retention of the existing white render as previously approved, the revised application instead proposes that the upper level have a timber cladding and ground floor be finished in a light-coloured neutral stone/brick. This material treatment would provide a subtle reference to the original Positively Contributing dwelling's delineation of façade materials – with white rendered ground floor and stock brick first-floor.
- 10.12 Overall the impact on the conservation area is minimal but an enhancement to this part of the conservation area, as is the impact on the setting of 6 Bacon's Lane.

The Cemetery and St Michael's Church - enhance

- 10.13 The subject site is located immediately north of Highgate Cemetery, which is a registered park and garden and contains several Listed Buildings. The Listed Buildings within the cemetery are an important part of their setting, thus consideration must be given to the impact of the works on the setting of the cemetery and Listed Buildings within.
- 10.14 The dwelling is visible from the public realm of Highgate Cemetery (as confirmed by Officers during a site visit), specifically during late autumn to early spring. The proposed change in cladding material from white render to an applied timber at first-floor level would aid in minimising the visibility of the massing and dwelling from other sensitive vantage points in the Conservation Area, including from Swain's Lane in the foreground of the Grade II* Listed St. Michael's Church (see figure 6 below) and from within Highgate Cemetery.

- 10.15 Overall, the current building's contribution to the Conservation Area is limited due to previous alterations that have substantially altered the architectural language of the building such that it no longer presents with the same identified cohesive character as the other surrounding dwellings.



Fig 6. View of proposed dwelling looking west from Swain's Lane, with Grade II Listed St Michael's Church in the background.*

- 10.16 The new material treatment will result in a more sensitive and subservient building than currently existing, resulting in an overall enhancement to the setting of the Highgate Cemetery, setting of neighbouring Grade II Listed no.6 Bacon's Lane and Grade II* Listed St Michael's Church, as well as the significance of the wider Highgate Conservation Area. As such the proposal complies with Policy D1 and D2.

Design

- 10.17 The design of the original dwelling (pre-alterations) emphasises horizontality of the external appearance all-round the elevations which was also in keeping generally with the horizontal lines defined by the original brick boundary walls and the expression of neighbouring buildings within the site. Following an assessment of the immediate context, it is apparent that Bacon's Lane has a special character as an enclave of unique buildings design by architects, contemporary in design, variant to the wider Conservation Area yet cohesive as a group.
- 10.18 The proposed design for the new dwelling is organised with a rationality of functional modernism and the clever use of materials to allow for a domestic

feel with consideration of views and natural light – addressing the surrounding characteristics in a contemporary manner.

- 10.19 The new dwelling seeks to reinforce the defined horizontality of Bacon’s Lane as a visual improvement to the modified existing house whilst maintaining a mass similar to the consented 2017 design proposals. The mass of the existing building is replicated with a two-storey form, while the ground floor line of the existing building an annexe facing the Lane is maintained.
- 10.20 Introducing a continuous horizontal plane at first floor and roof level breaks down the form replacing the existing two-storey dwelling. The upper-storey to the east of the two-storey block is recessed back from the Lane to be subordinate, maintaining an appropriate scale within the architectural enclave of Bacon’s Lane and lower-level visual connection running from the boundary wall, across no.5, through to no.4. The upper storey is also set back to the south and south-west near the no.4 boundary, further than the approved planning application, again subordinate to the form of the existing building and emphasizing the storey-high horizontality.
- 10.21 The new dwelling respects the massing of the existing building (and existing covenants) maintaining the 2017 approval’s parapet height. A set-back ‘top-hat’ to the roof line ensures the visual weight and proportions of the upper storey are subordinate to the base level whilst providing an improved internal ceiling height and increased insulation roof build-up for energy performance.



Fig 7. Proposed front elevation.

- 10.22 The materiality has been carefully chosen to avoid impact on the surrounding Highgate Conservation Area and refer contextually to the surrounding houses and orchard walls to enhance the existing Bacon’s Lane context.
- 10.23 The lower level comprises of a ‘mortar-slurried’ low-carbon stone brick construction that gives a patina and material authenticity to the house, so to look aged and appropriate within its setting whilst reflecting the solidity of the

existing boundary walls to the Lane. Windows are set back into reveals to provide depth to emphasize the solid appearance.

- 10.24 The upper storey is clad with timber modular panels within a vertical timber pier frame to add depth, set back slightly from the lower storey. The contrast between the two levels refers back to the original mid-century building on the plot, and accentuates the horizontality across the elevation, divided by a continuous profiled dark-hued patinated metal spandrel.
- 10.25 The punctuation of the existing building's North elevation fenestration is acknowledged with a similarly positioned high performance window system and adjacent ventilation panel. The central entrance is marked by a lower-storey light timber and patinated metal pergola.
- 10.26 The impact of the existing garage on the surrounding Conservation Area is mitigated with a more considerate design set further back and lower in height. The top of the new garage roof level aligns with the horizontal spandrel to the first floor; a height reduction of 300mm. The garage further lowers in height to the Garden as the boundary wall level reduces. A green roof on the new garage will improve biodiversity. A floating covered portico introduces a connection to the two-storey building, with a continuation of the horizontal plane. The Garage and Garage Portico shutter cladding shall be the same material palette as the main house, patinated metal and warm timber.
- 10.27 On the upper level, the timber modular panels and piers continue around the east and west elevations through to the south. More glazed windows are introduced facing the garden and Highgate Cemetery which also allow passive solar gain, intermittent solid panels minimise overheating and heat-loss. Inset patinated metal solid panels below windows add further depth adjacent to vertical piers. A storey-height patinated metal Pergola accentuates the horizontality, its external blinds and shading louvres addressing direct solar gain and a frame for soft landscaping to grow.



Fig 8. Proposed rear elevation.

- 10.28 The roof to the new proposal is finished with a single-ply membrane to minimise build-up and pitch, maintaining the parapet level approved in the 2017 scheme. A new decorative chimney is located in a similar position to the existing, in a material to match the north elevation lower level.
- 10.29 As part of the sustainability strategy, an air source heat pump is also located on the north elevation, it screened with an external timber enclosure which is integral to that of the entrance portico. The screen is open to provide the necessary surrounding ventilation and screened from public and private views with appropriate soft landscaping.
- 10.30 Details of the proposed materials will be secure by condition 8 to ensure their acceptability and impact on the wider Conservation Area. The project architect will also be retained post-approval by means of the S.106 agreement to ensure that the new dwelling is built out in accordance with the approved plans.
- 10.31 Condition 6 has been included to remove permitted development rights for extensions to ensure that the scale of development is appropriate for the site and the architectural quality of the dwelling is preserved.
- 10.32 In summary, the proposals are well designed and would provide an innovative and creative contemporary addition to the area, whilst being contextual and sensitive to the character of the surroundings. The removal of the current building and the erection of the proposed dwelling would enhance the character and appearance of the Highgate Conservation Area in accordance with the development plan.

11. SUSTAINABILITY AND ENERGY

- 11.1 In November 2019, the Council formally declared a Climate and Ecological Emergency and adopted the Camden Climate Action Plan 2020-2025, which aims to achieve a net zero carbon Camden by 2030.
- 11.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to, the mitigation of, and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

Principle of demolition and existing building survey

- 11.3 The detailed Condition and Feasibility Study (Options Appraisal) was submitted in accordance with page 45 of Energy Efficiency and Adaptation CPG. It allows for an informed assessment as to whether demolition is fully

justified. In this case, the building on site has structural issues that make refurbishment and extension impractical and challenging.

- 11.4 The existing building has suffered movement causing damage to the property, currently showing further signs of movement including cracks visible in the floor finishes, significant cracks on multiple walls, as well as a depression in the external ground along the rear elevation. This suggests that movement, albeit slight, is ongoing. Remedial works have been previously completed; however, they have been shown to not be adequate.
- 11.5 Options were explored to include the north and west elevations in the new layouts as they align with the new proposals. However, the existing cavity walls do not meet current building regulations for thermal performance (calculated at between 0.30 and 0.35 'U' value) and would require substantial upgrade to achieve the requirements (0.15) – for example, in addition to the existing render, further adding a better performing over-cladding which is appropriate to the Conservation Area.
- 11.6 This would require an inefficient wall build-up to achieve the required 'U' values as well as structural retention of the walls during construction. The existing walls would be susceptible to further remedial works and complications to address the structural movement issues and achieve an acceptable air permeability performance.
- 11.7 The Service Engineer's Sustainability investigations within the Sustainability Statement have showed that in addition to ensuring structural safety, demolishing and rebuilding will lead to the most energy and carbon efficient design overall. Erection of a new dwelling will ensure that the house is fit for purpose, meets the current building regulations and is built to meet and exceed current embodied and operational carbon targets where possible – resulting in a new property that minimises its long-term impact on the environment.
- 11.8 In this case, the condition and scale of the property, the condition and feasibility study, and the feasibility of working with the existing building justify the development strategy in accordance with CPG chapter 9. A retrofit, or refurb and extend option, would be difficult and costly to deliver on the site.
- 11.9 The development plan promotes circular economy principles and local plan policy CC1 and London Plan policy SI7 require proposals involving substantial demolition to demonstrate that retaining and improving the existing building and optimising resource efficiency is impossible.
- 11.10 To ensure greater resource efficiency through recycling and reuse of materials, a condition is attached requiring 95% of construction and demolition waste to be reused, recycled, or recovered, and 95% of excavation waste to be put to beneficial use.

Whole Life Carbon

- 11.11 The Whole-Life Carbon (WLC) emissions are the total carbon emissions resulting from the construction and the use of a building over its entire life (this is assessed as 60 years), and it includes its demolition and disposal. This is split into modules that assess each stage of the building’s life.
- 11.12 The A-Modules concentrate on the emissions from the building materials (A1-A3 extraction, supply, transport and manufacture) and the construction stages (A4-A5 transport, construction and installation).
- 11.13 The B-Modules concentrate on the use stage of the building (B1-B5 use, maintenance, repair, replacement, refurbishment), but the modules that deal with operational energy and water use are excluded (B6-B7). This is because they are “regulated emissions” and so are considered separately and in detail in relation to the zero-carbon target (see the “Energy and carbon reductions” section below).
- 11.14 The C-Modules deal with the end-of-life stage of the building (C1-C4 deconstruction demolition, transport to disposal, waste processing for reuse, recovery or recycling, disposal).
- 11.15 Carbon sequestration is when carbon dioxide is removed from the atmosphere and held in materials, for example the carbon absorbed by trees as they grow and locked in timber until the end of its life. It is important to consider this in the end-of-life phase because the carbon is released again at the end of its life (when it decomposes), so it is included in the total A-C-Modules.
- 11.16 The GLA WLC assessment guidance sets out minimum benchmarks for different building typologies per square meter of gross internal area in kilograms of carbon equivalent (kgCO₂e/m² GIA). It also encourages development to aim for more ambitious aspirational benchmarks. The table below shows how the development performs against the benchmarks, as well as the aspirational targets.

Modules	Min benchmark RESIDENTIAL (kgCO₂e/m² GIA)	Aspirational Benchmark for RESIDENTIAL (kgCO₂e/m² GIA)	Proposal (kgCO₂e/m² GIA)
A1-A5	<850	<500	264
B-C (excl B6 & B7)	<350	<300	131
Total A-C (excl B6&B7 but inc sequestration)	<1200	<800	395

Table 2. Summary of Whole-Life Carbon results for the residential development

11.17 The careful use of materials and design means the proposal exceeds the expectations of the development plan. In this case, the development significantly improves on the minimum and the aspirational benchmarks as shown in Table 2 above. Condition 21 is attached to make sure a post construction assessment of WLC is completed and provided for monitoring and compliance.

Energy and carbon reductions

11.18 To minimise operational carbon, development should follow the energy hierarchy in the London Plan (2021) Chapter 9 (particularly Policy SI2 and Figure 9.2). The first stage of the energy hierarchy is to reduce demand (be lean), the second stage is to supply energy locally and efficiently (be clean), and the third step is to use renewable energy (be green). The final step is to monitor, verify and report on energy performance (be seen).

11.19 Paragraph 8.8 of the Local Plan requires all new residential development (of 1 – 9 dwellings) to meet a 19% reduction in carbon dioxide, below Part L of the 2013 Building Regulations. Reductions are measured against a baseline, the requirement set out in the Building Regulations.

11.20 In this case, the development far exceeds the policy target of 19% reductions, achieving an excellent overall on-site reduction of 87.5% below Part L requirements, as shown in the table below.

11.21 In terms of Be Clean, combined heat and power (CHP) and connection to district heat networks are unsuitable due to the size of the scheme.

11.22 In terms of Be Green, space heating and hot water will be provided via a central high-efficiency air source heat pump system in conjunction with underfloor heating. A condition is imposed to require that the air-source heat pump not be used for air conditioning, as active cooling is discouraged (condition 12). The proposal also includes the provision of 12 no. PV panels on the roof with full details to be secured by condition 5.

11.23 In terms of Be Lean, the use of water-efficient fittings and decreased hot water temperatures will minimise the energy use associated with domestic hot water (DHW). The proposal uses high-efficiency mechanical ventilation with heat recovery. The system will have a summer bypass to support night-time free cooling of thermal mass. Low-energy fixed lighting, generally comprising high-efficiency LED fittings, will be installed throughout the property. All building services systems will comply with and exceed the efficiency requirements outlined in the Building Service Compliance Guide.

Policy requirement (on site)	Min policy target (tonnes CO2 per annum)	Proposal reductions (%)
Be Lean (energy demand reduction)	1.5	62.5%
Be Clean (heat network / CHP)	0.0	N/A
Be green stage (renewables): CLP policy CC1	0.6	66.7%
Total carbon reduction: LP policy SI2 and LP CC1	2.1	87.5%

Table 3. Operational carbon summary

Climate change adaption and sustainable design

- 11.24 The proposal includes sustainable drainage and biodiverse, blue, or green roofs. Active cooling is not proposed, and the proposal uses passive measures such as deep window reveals, high-performance glass, and aspects to avoid or minimise active cooling (air conditioning) in line with policy CC2.
- 11.25 The development plan (CLP policy CC3 and LP policy SI12 and SI13) also seeks to ensure development does not increase flood risk, reducing the risk of flooding where possible. Development should incorporate sustainable drainage systems (SuDS) and water efficiency measures.
- 11.26 In this case, the development incorporates the provision of a green roof on portions of the new dwelling's roof, which would enhance the site's biodiversity and reduce water runoff. A condition has been added to secure details of this system (condition 16). A condition has also been added to secure water efficiency measures, ensuring a maximum internal water use of 105 litres per day (plus an additional 5 litres for external water use) (condition 3).

12. TREES AND BIODIVERSITY

Landscaping and trees

- 12.1 Local Plan policy A3 deals with biodiversity and expects development to protect and enhance nature conservation and biodiversity, securing benefits and enhancements where possible. It resists the removal of trees and vegetation of significant value and expects developments to incorporate additional trees and vegetation.
- 12.2 The site is largely vacant of trees, aside from two within the front garden along the front elevation. The scheme involves the removal of T001, a category C (low quality) bay tree. The tree is not considered to significantly contribute to the character and appearance of the Conservation Area or to

provide significant level of public amenity. The loss of amenity and canopy cover can be mitigated against through replacement planting.

12.3 Large mature trees are present to the south of the site within Highgate Cemetery. The proposed works are concentrated on the northern portion of the site, significant distance from these trees to cause any harm during construction.

12.4 Conditions requiring compliance with tree protection details and submission of landscaping details for the replacement trees (2no. two upright hornbeam trees, *Carpinus betulus* "Frans Fontaine") will be secured by condition 11.

Statutory Biodiversity Net Gain

12.5 As well as the requirements of the development plan, there are statutory requirements for 10% Biodiversity Net Gain (BNG).

12.6 BNG is a way of creating and improving natural habitats with a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. Every grant of planning permission is deemed to have been granted subject to a condition which requires the submission of a Biodiversity Net Gain Plan (BGP) before development can commence, showing how the 10% gain will be met.

12.7 This gain can be achieved through onsite biodiversity gains, registered offsite biodiversity gains (for example, on other land or developments owned by the applicant), or by purchasing statutory biodiversity credits.

12.8 Based on the information provided, this scheme will require the approval of a BGP before development begins. The current baseline for the site is 0.1165 with such present habitats as unvegetated garden, developed land (sealed surface), and ground level planters. Post units see a reduction on the site given that more land is covered by the new dwelling even though it is of low value. In addition, one tree is being removed which also sees a reduction due to tree habitat type given the time it takes for the replacement trees to reach maturity.

12.9 Therefore, they fail to meet the 10% net gain on site; nonetheless, there are other ways of meeting the requirement.

12.10 The Council's Nature Conservation Officer considers that the biodiversity gain condition is capable of being discharged successfully. As there is no habitat with significant gains, there is no need to secure monitoring by mean of the S.106 agreement. The 10% gain can be met through purchasing credits / through off-site provision. This would be confirmed via discharge of the statutory BNG condition. The statutory condition will not be repeated on the decision notice, in line with guidance, but informatives explaining the statutory obligations will be included on the decision.

13. TRANSPORT

- 13.1 As no additional residential units are being created the CLP cycle parking and car-free policies do not apply. It is considered that sufficient space exists within the property to accommodate cycles if required, whilst the existing garage car parking space will be retained and no increase in off-street parking is proposed, in line with policies T1 and T2 of the CLP.
- 13.2 Given the extent of demolition and construction works proposed in this predominantly residential area, it will be necessary to secure a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 by means of a Section 106 Agreement. This will help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the local highway network, in line with policies A1 and T4 of the CLP.

14. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 14.1 CIL applies to all proposals that add 100m² of new floor space or an extra dwelling. The amount to pay is the increase in floor space (m²) multiplied by the rate in the CIL charging schedule. Based on the uplift of 148sqm, the total charge for Mayoral CIL would be £11,840 and £95,312 for Camden CIL. This is a total of £107,152.

15. CONCLUSION

- 15.1 The proposal delivers a high-quality family home in a contemporary design which is sensitive to the historical setting of the Highgate Conservation Area. Whilst the existing mid-century home is identified as making a contribution to the character of the Highgate Conservation Area, this is on a very low scale of positive contribution due to alterations completed to the property in the mid-2000s. The existing condition of the house, and its poor environmental performance, form part of the justification for full demolition and replacement with a new dwelling.
- 15.2 The design of the new home utilises high-quality architecture and materials and is led by a sustainability-first design approach, being more sustainable than existing and contributing towards environmental objectives of better managing the water environment and biodiversity.

Public benefits

- 15.3 No harm has been identified to heritage assets, but if the committee decides there is harm, a number of public benefits could counter that harm.
- Provision of a modern and energy efficient three-bedroom family-sized dwelling.

- Provision of a highly sustainable building which achieves a carbon reduction of 87.5% beyond the baseline (19% policy target).
- High-quality architecture that improves the setting of the Conservation Area compared to the current building.

16. RECOMMENDATION

16.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:

- Construction management plan (CMP)
- CMP Implementation Support Contribution of £4,194
- CMP Impact Bond of £8,000
- Project architect retention

17. CONDITIONS

1	<p>Three years from the date of this permission This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>Existing Drawings: (Prefix 1223-PP-) 050 rev A, 100 rev A, 200 rev A, 201 rev A, 300 rev A, 400 rev A, 401 rev A</p> <p>Demolition Drawings: (Prefix 1223-PP-) 120 rev A, 121 rev A, 122 rev A, 130 rev A, 140 rev A, 141 rev A</p> <p>Proposed Drawings: (Prefix 1223-PP-) 150 rev B, 250 rev B, 251 rev B, 252 rev C, 350 rev B, 351 rev B, 450 rev B, 451 rev B, 451 rev B, 500 rev B, 501 rev B</p> <p>Documents: Cover Letter (prepared by Lichfields, dated 03/10/2024); Design and Access Statement rev B (prepared by Simon Fraser, dated 12/2024); Planning Statement (prepared by Lichfields, dated 01/10/2024); Heritage Impact Assessment (prepared by Lichfields, dated 02/10/2024); Visualisation Document rev B (prepared by Simon Fraser, dated 12/2024); Biodiversity Gain Plan rev B (prepared by Simon Fraser, dated 05/12/2024); Biodiversity Net Gain Metric (dated 05/12/2024); Sustainability Statement rev 02 (prepared by Webb Yates Engineers Ltd., dated 07/11/2024); Condition and Feasibility Study (Options Appraisal) (prepared by Simon Fraser, dated 30/09/2024); Pre-Demolition Audit (prepared by Simon Fraser, dated 03/10/2024); Whole Life Carbon Assessment rev A (prepared by Simon Fraser, dated 10/2024); Archaeological Desk Based Assessment (prepared by Lichfields, dated 05/09/2024); Arboricultural Survey and Report rev A (prepared by Wassells, dated 02/10/2024); Daylight and Sunlight Report (prepared by Right of Light Consulting, dated 05/09/2024); Noise Impact Assessment (prepared by Gillieron Scott, dated 10/10/2024)</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>

3	<p>Water Efficiency</p> <p>The development hereby approved shall achieve a maximum internal water use of 105 litres per person per day for internal use and 5 litres for external use. The dwelling shall not be occupied until the Building Regulation optional requirement has been complied with.</p> <p>Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.</p>
4	<p>Details of green roof</p> <p>Prior to commencement of above-ground development, full details in respect of the green roof in the area indicated on the approved roof plan (at least 43m²) shall be submitted to and approved by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth (expected to be at least 150mm substrate) is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity, landscaping and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.</p>
5	<p>Solar PV Panels</p> <p>Prior to commencement of above ground works, drawings and data sheets showing the location, extent (no.12 panels) and predicted energy generation of photovoltaic cells (generation capacity (at least 4.74kWp) and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</p>

	<p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.</p>
6	<p>Permitted development rights</p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 2015 and any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.</p> <p>Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policy D1 of the Camden Local Plan 2017</p>
7	<p>Carbon reduction targets</p> <p>The energy saving and sustainability measures detailed in the Energy & Sustainability Statement shall achieve the reported 66.7% reduction at the Be Green Stage of the energy Hierarchy and a total carbon reduction of 87.5%. The measures shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities and contributes on-site carbon reduction targets in accordance with policies CC2 and CC3 of the London Borough of Camden Local plan.</p>
8	<p>Material Details to be Submitted</p> <p>Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:</p> <p>a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and balustrades;</p> <p>b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).</p>

	<p>c) Manufacturer's specification details of the garage door.</p> <p>The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.</p> <p>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.</p>
9	<p>Construction and Demolition Waste</p> <p>Prior to commencement of the development, a waste management plan shall be submitted demonstrating how 95% of construction and demolition waste will be reused/recycled/recovered and 95% of excavation waste used for beneficial purposes. The plan shall thereafter be delivered in accordance with the approved details.</p> <p>Reason: To ensure all development optimise resource efficiency in accordance with policy CC1 of the London Borough of Camden Local Plan Policies and to reduce waste and support the circular economy in accordance with policy SI 7 of the London Plan 2021.</p>
10	<p>Tree Protection Measures</p> <p>Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.</p> <p>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.</p>
11	<p>Tree Replacement</p>

	<p>During the next planting season (November to March) following the completion of works, two upright hornbeam trees (<i>Carpinus betulus</i> “Frans Fontaine”) which a stem circumference of 14-16cm at 1m above the base of the stem shall be planted in the locations specified on approved plan ref. 1223-PP-150 B dated 04/12/2024. The trees shall be planted and maintained in accordance with BS8545:2014. Should the trees die or become seriously diseased within five years of planting the trees shall be replaced on a like for like basis unless otherwise agreed with the council in writing.</p> <p>Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.</p>
12	<p>No active cooling - details of air source heat pumps and ventilation</p> <p>Prior to of the relevant works taking place on site, full details of Air Source Heat Pumps (ASHPs) and any mechanical ventilation shall be submitted to and approved in writing by the local planning authority. The details shall demonstrate the ASHP system and any ventilation either has no active cooling function, or cooling deactivated by the manufacturer, or that it is an air to water heat pump system only supplying underfloor heating and/or oversized radiators. The measures shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme, and no other system of active cooling shall be implemented.</p> <p>Reason: In order to minimise energy consumption and following the energy and cooling hierarchies, in accordance with policies CC1, CC2, D1 of the Camden Local Plan 2017.</p>
13	<p>Noise</p> <p>The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
14	<p>Anti-vibration isolators</p>

	<p>Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017</p>
15	<p>Landscaping details</p> <p>Prior to occupation of the dwelling full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1, D2 of the London Borough of Camden Local Plan 2017.</p>
16	<p>Sustainable urban drainage system (SuDS)</p> <p>Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.</p>
20	<p>No use of roof as terrace</p> <p>The flat roofs located at first-floor level as shown on drawing number 1223-PP-251 Rev B shall not be used as a roof terrace, sitting out area or other amenity space.</p> <p>Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.</p>
21	<p>Whole Life Carbon – post construction assessment</p>

	<p>Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to</p> <p>ZeroCarbonPlanning@london.gov.uk; and SustainabilityPlanning@camden.gov.uk</p> <p>along with any supporting evidence as per the guidance.</p> <p>Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Camden Local Plan policies CC1, CC2, CC3, and CC4, and London Plan policies, SI1, SI2, SI3, SI4, SI5 and SI7.</p>
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18. INFORMATIVES

1	<p>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).</p>
2	<p>Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.</p>
3	<p>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.</p>
4	<p>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)</p>

	<p>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.</p>
5	<p>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.</p>
6	<p>You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.</p>
7	<p>This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.</p>
8	<p>Biodiversity Net Gain (BNG) Informative (1/2):</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:</p>

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a “Biodiversity Gain Site”.
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

9

Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

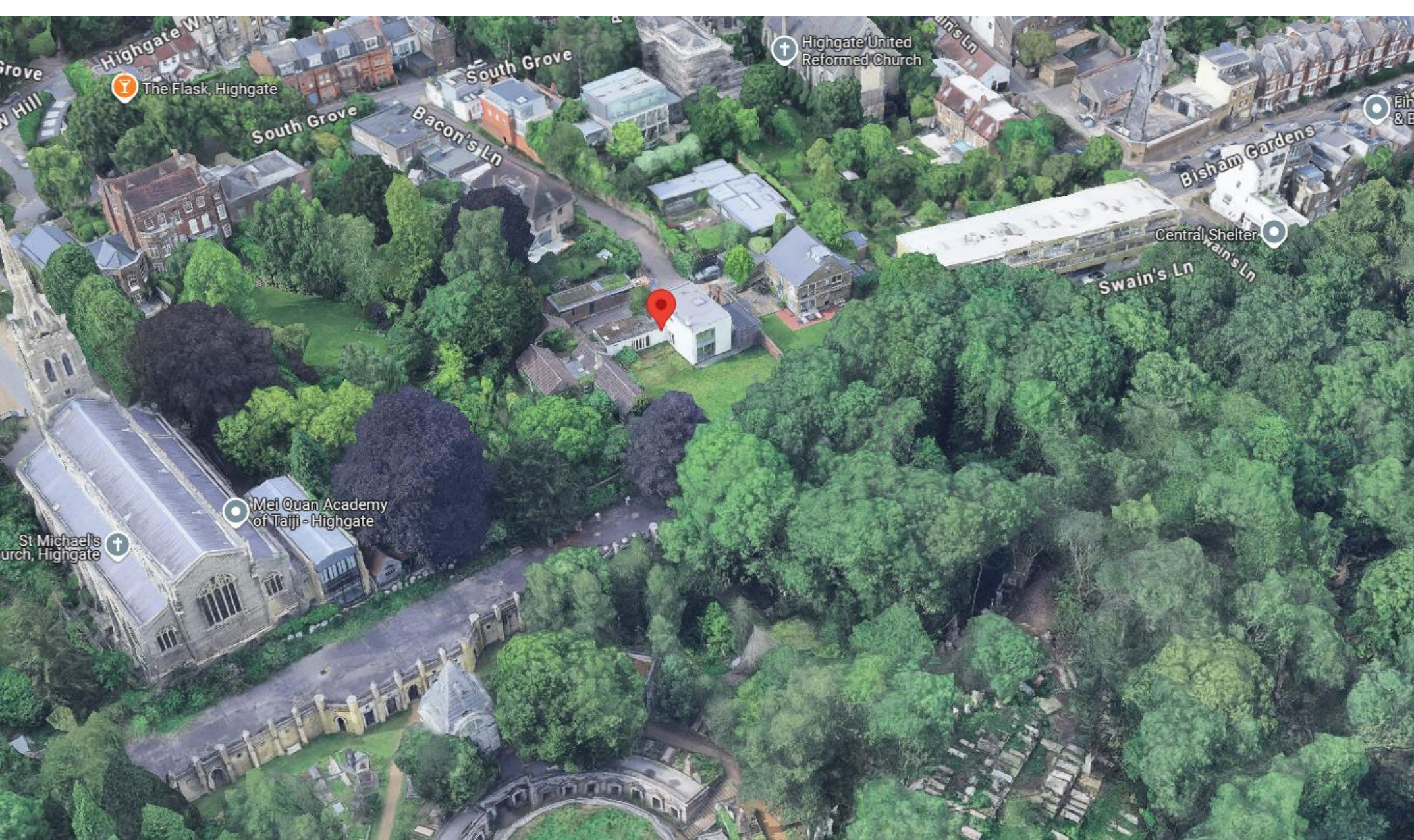
++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

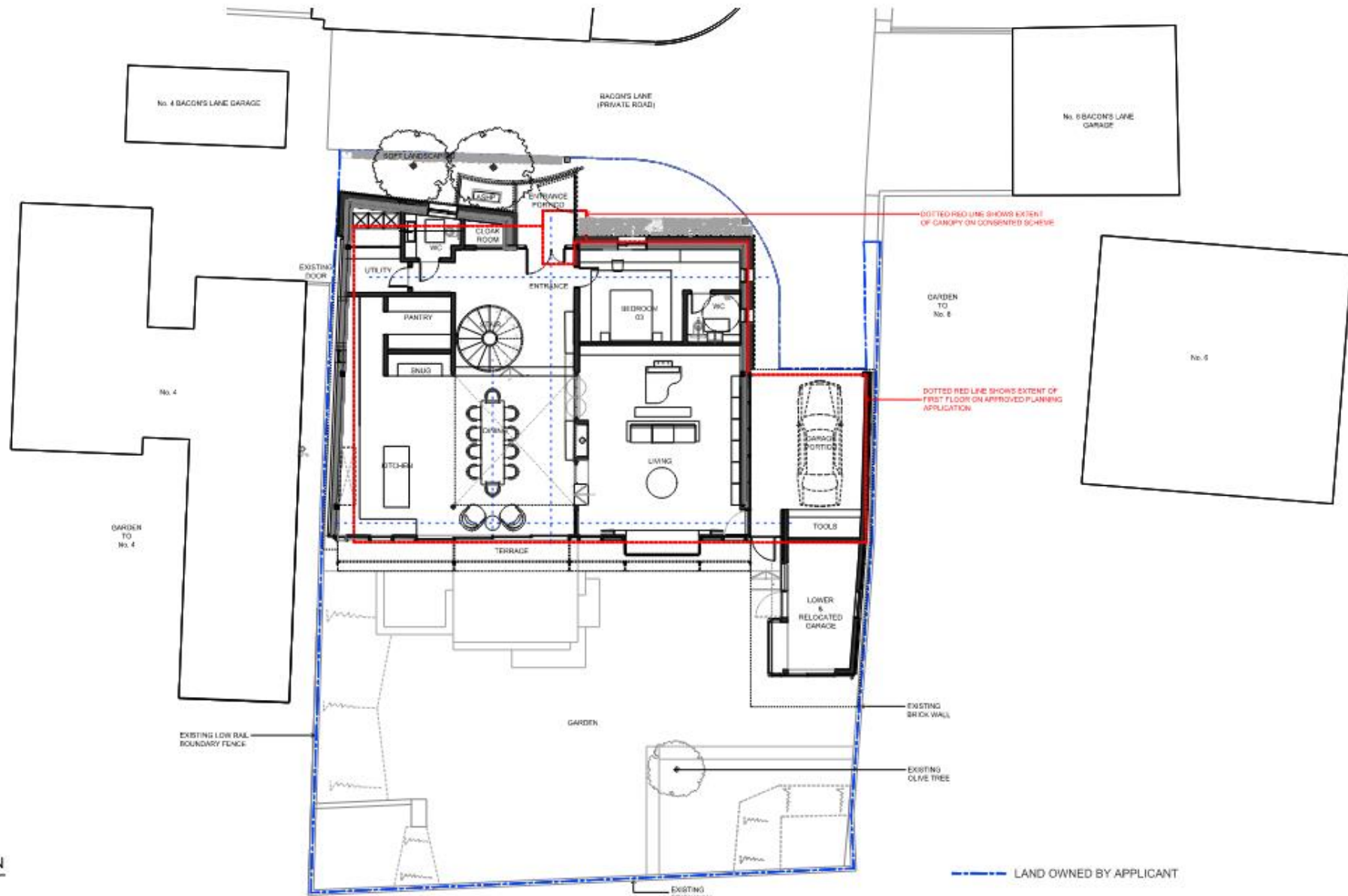






EXISTING GROUND FLOOR PLAN

Scale 1:100 @ A0

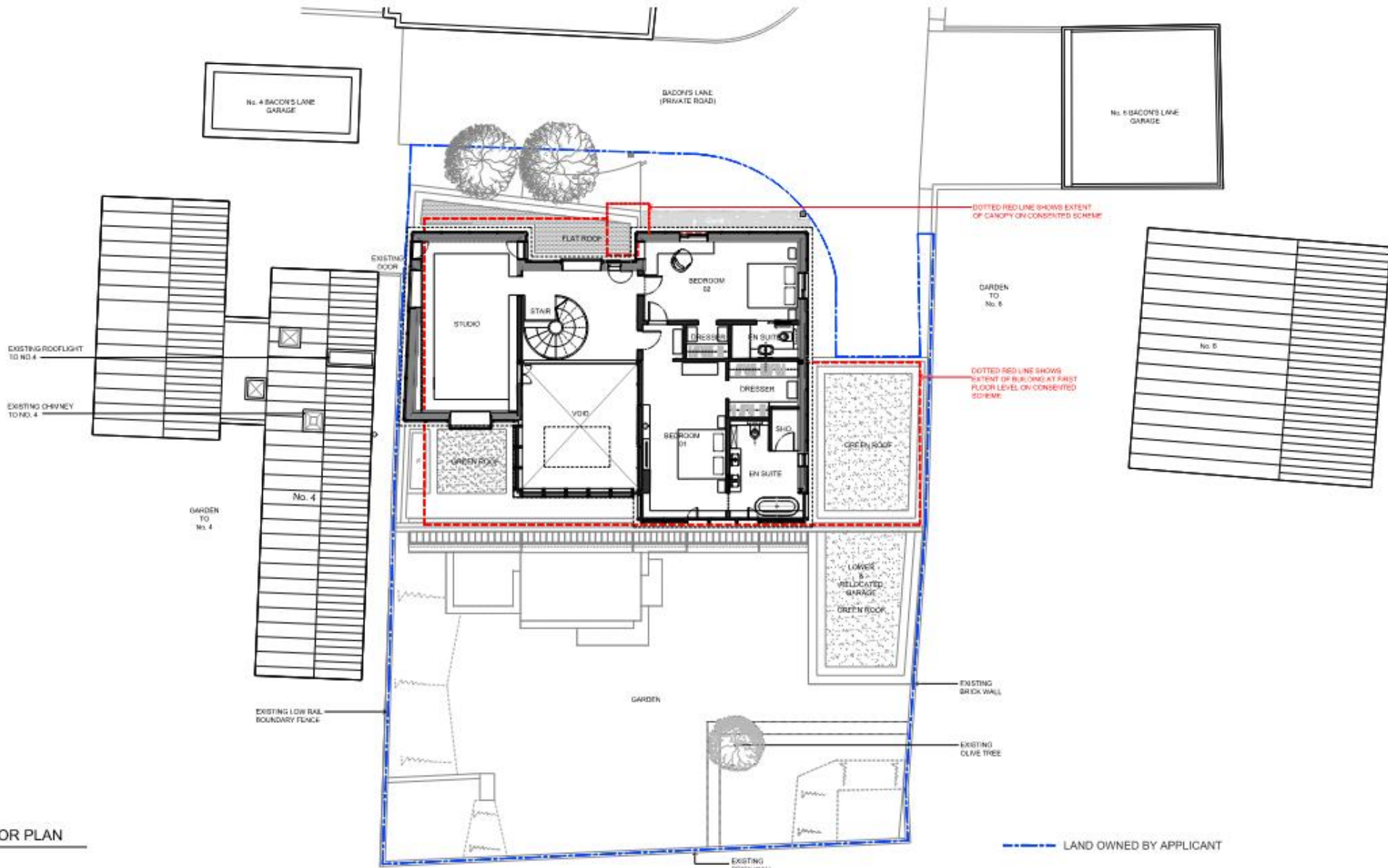


PROPOSED GROUND FLOOR PLAN
 Scale 1:100 @ A0



EXISTING FIRST FLOOR PLAN

Scale 1:100 @ A0



PROPOSED FIRST FLOOR PLAN
 Scale 1:100 @ A0

