

# 2025/1610/P – 147 Highgate Road



Figure 1: Site Location Plan

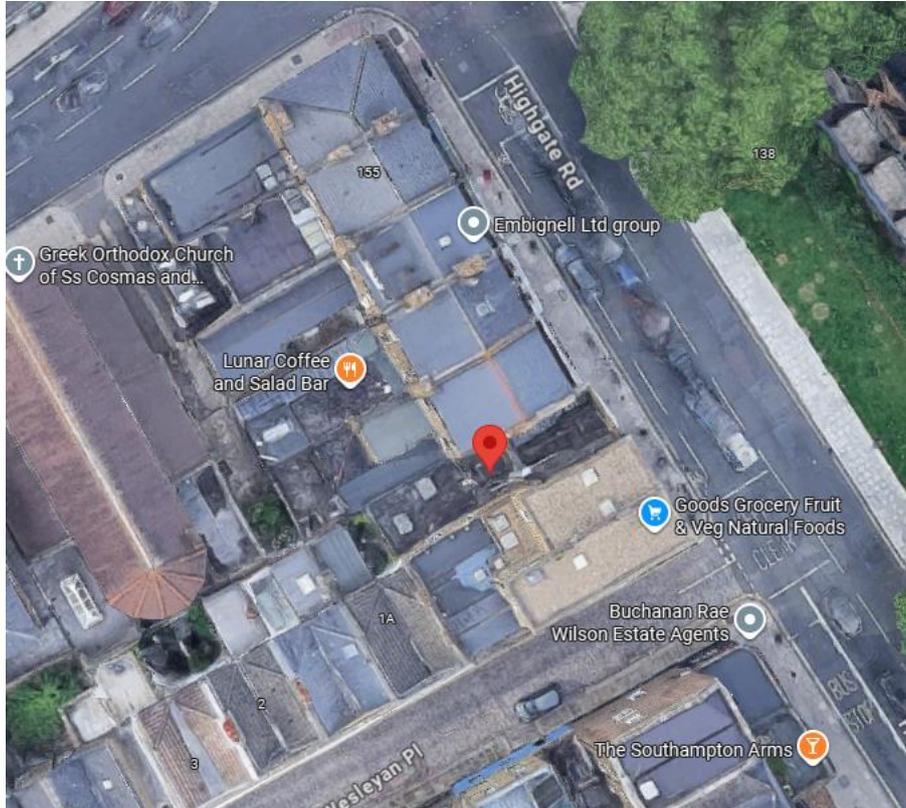


Figure 2: Aerial of site and surrounds.



Figure 3: Existing front elevation, viewed from Highgate Road

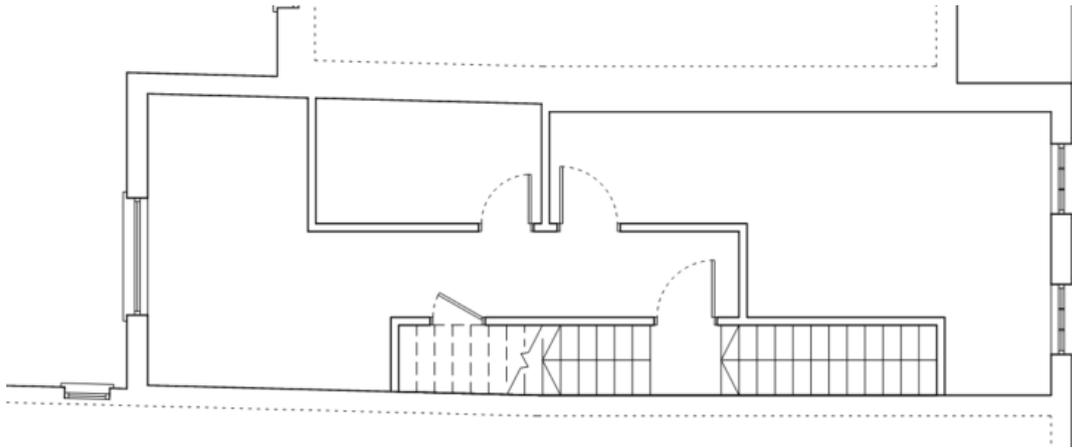


Figure 4: Existing First Floor Plan.

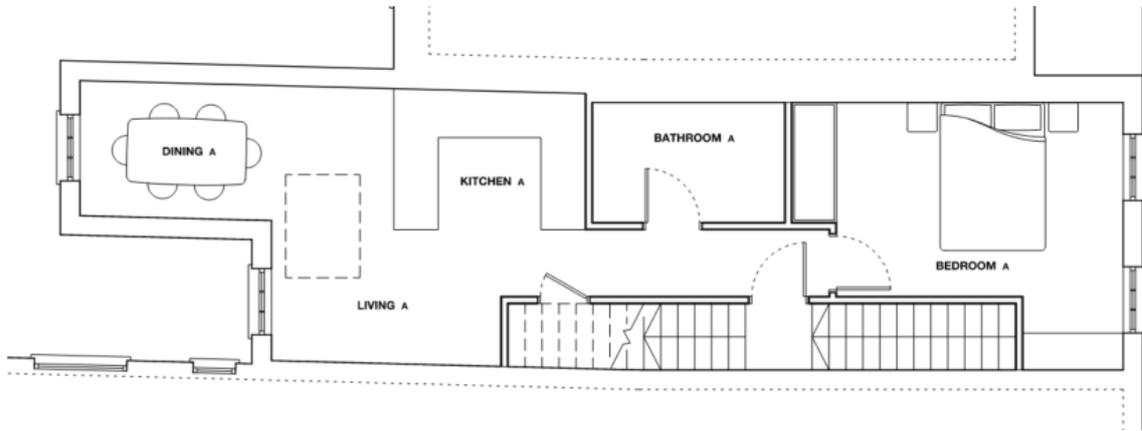


Figure 5: Proposed First Floor Plan.

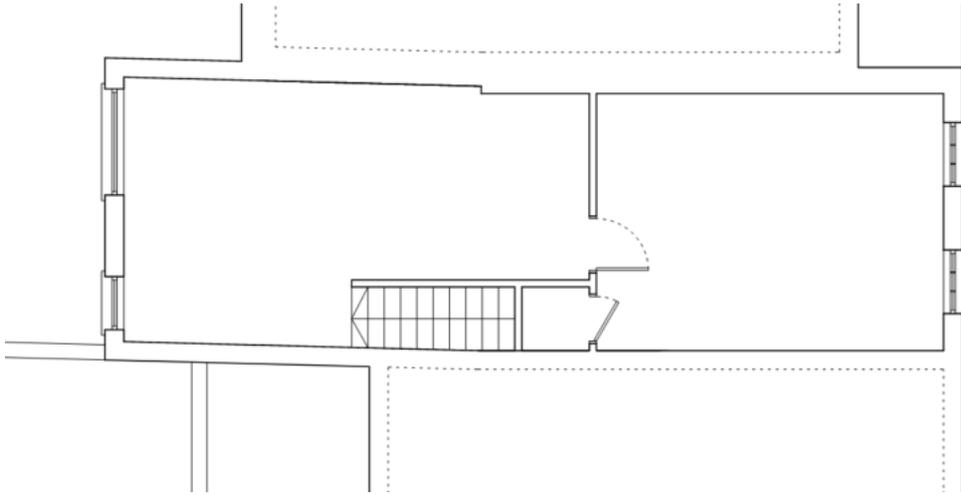


Figure 6: Existing Second Floor Plan.

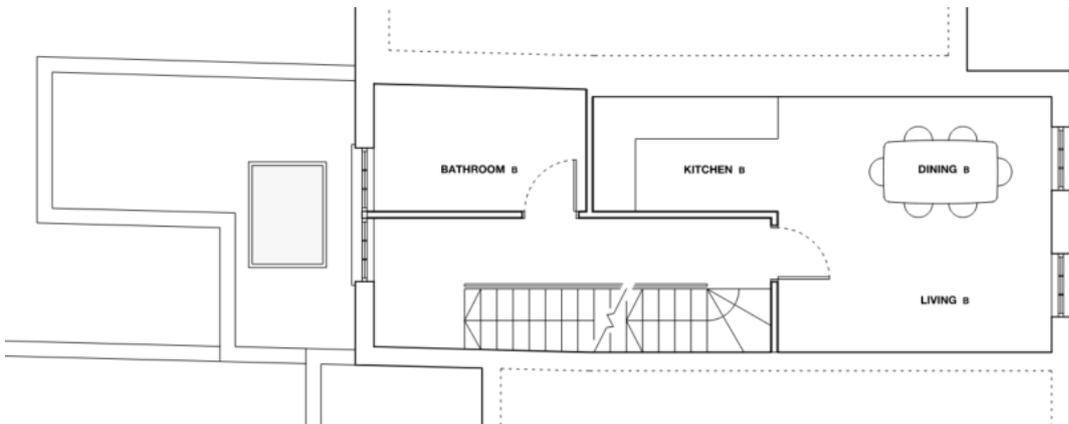


Figure 7: Proposed Second Floor Plan.

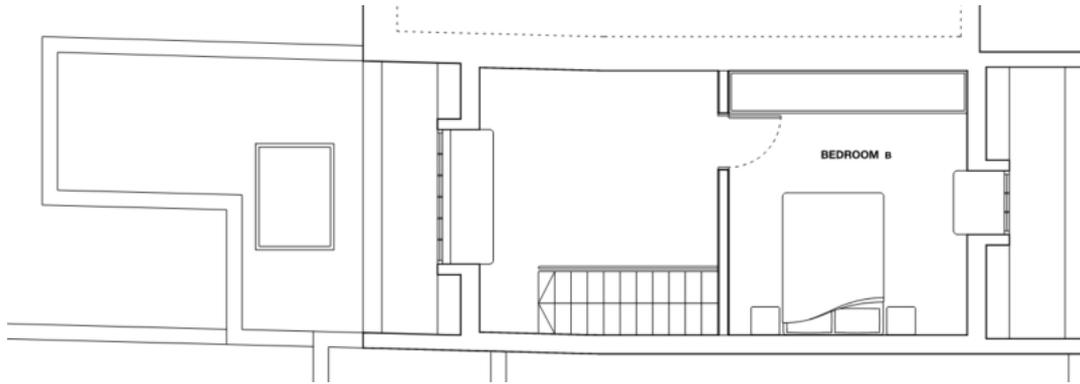


Figure 8: Proposed Third (Mansard) Floor Plan.

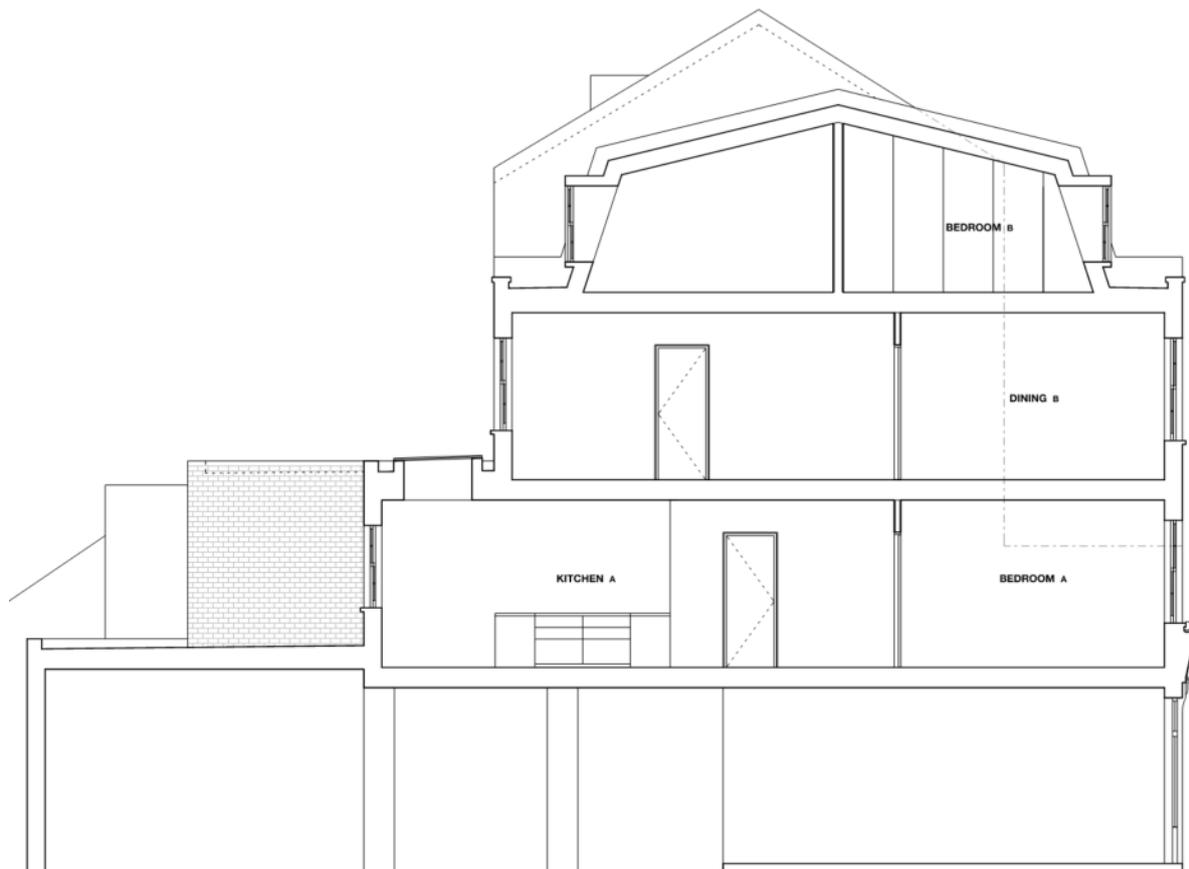


Figure 9: Proposed Section.



Figure 10: Proposed Front elevation

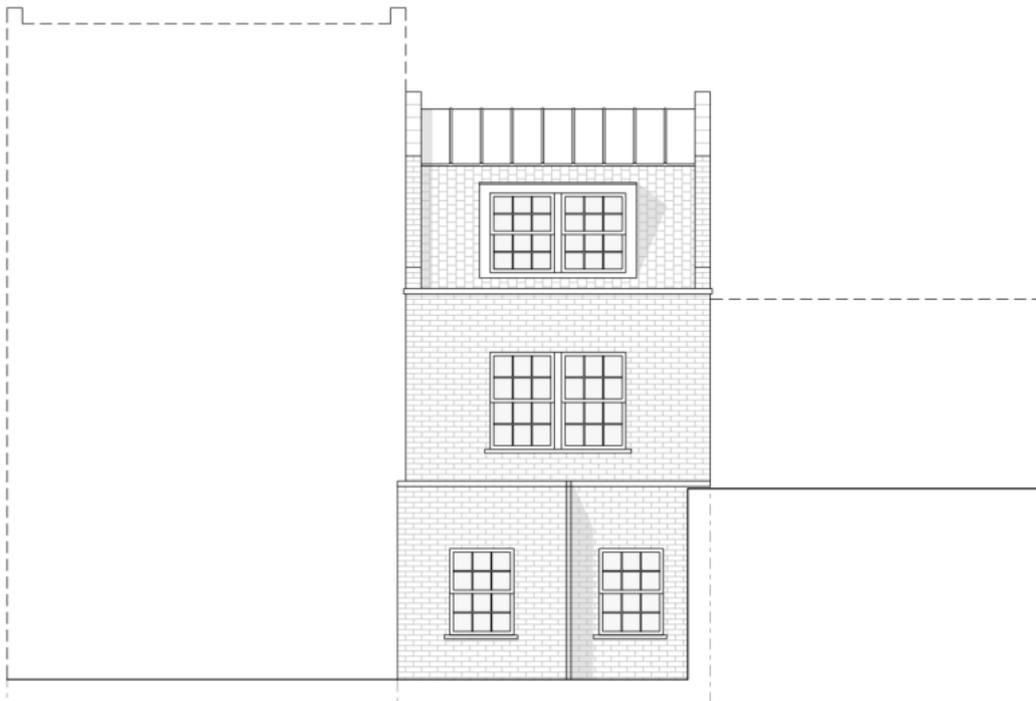


Figure 11: Proposed Rear elevation

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>22/07/2025</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>14/07/2025</b>
<b>Officer</b>		<b>Application Number(s)</b>	
Brendan Versluys		2025/1610/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
147 Highgate Road London NW5 1LJ		See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>
<b>Proposal(s)</b>			
Erection of a mansard roof; erection of rear extension at first floor, demolition of part of second floor to rear; and reconfiguration of upper floors from 1 x dwelling to 2 x dwellings.			
<b>Recommendation:</b>	Grant conditional planning permission subject to a Section 106 Legal Agreement		
<b>Application Type:</b>	Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>			
<b>Informatives:</b>	<b><i>Refer to Draft Decision Notice</i></b>		
<b>Consultations</b>			
<b>Summary of consultation:</b>	Site notices were displayed from 20/06/2025 until 14/07/2025 and a press notice was published on 5/06/2025, which expired on 29/06/2025.		
<b>Adjoining Occupiers:</b>	No. of responses	<b>6</b>	No. of objections
			<b>6</b>
<b>Summary of consultation responses</b>	<p>6 objections were received following statutory consultation, summarised as follows:</p> <p><u>As-built rear extension:</u></p> <ul style="list-style-type: none"> <li>The extension completely blocks light from two of my windows, significantly reducing natural daylight into my home. In fact, I can no longer see outside through these windows due to the obstruction.</li> <li>The proposed first floor rear extension is set to be just 2m from the rear facing windows of 1B Wesleyan Place (house built in 2013 from land at the back of 143 &amp; 145 Highgate Road) serve as the only natural light source for both bedroom and bathroom. The new rear side wall would drastically reduce available daylight and eliminate any remaining outlook, significantly affecting residents' quality of life.</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li><i>Amenity impacts are assessed in section 4 of this report.</i></li> </ul> <p><u>Mansard roof:</u></p> <ul style="list-style-type: none"> <li>Adding a fourth storey will worsen this sense of enclosure and further reduce daylight for adjacent homes.</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li><i>Amenity impacts are assessed in section 4 of this report.</i></li> </ul> <p><u>Construction works:</u></p> <ul style="list-style-type: none"> <li>All surrounding residents have endured nine months of substantial disturbance and disruption caused by building works related to the planning approval 2023/1885/P. These works were only completed a few months ago and caused significant stress and inconvenience due to persistent noise, dust and mess. It is therefore deeply troubling to face yet another intrusive development proposal from the same applicant especially there is an ongoing retrospective planning application 2025/1745/P for the non-compliance façade works.</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li><i>Construction impacts are assessed in sections 4 and 5 of this report.</i></li> </ul> <p><u>Daylight and Sunlight Report:</u></p> <ul style="list-style-type: none"> <li>The submitted Daylight and Sunlight Impact report is grossly misleading. It reduced the scale of the modelled rear new wall adjacent to 145 Highgate Road by about 50%, distorting the findings and falsely claiming compliance with light standards. The addition of another storey would only worsen the loss of light, privacy, and increased overlooking.</li> </ul>		

Officer's response:

- *The architect has reviewed the Daylight and Sunlight Report and confirmed that the 3D visuals are correct and reflect the proposed scheme.*

Design and Heritage:

- Front elevation to Numbers 143, 145 and 147 Highgate Road are a group of early 19th century buildings, of one build but differing alteration, part of a small shopping parade on the corner of Wesleyan Place (with several Grade 2 listed houses). They formed a cohesive group of three storey buildings and given that the applicant had already implemented their third storey extension recently and the building's roofline sitting slightly above the roofline of 145 Highgate Road. Overall, there is a high degree of variance in roofline heights and form at the wider terrace of the street block, however the prevailing building typology is three storeys. The additional storey of a mansard roof would be completely erroneous and inappropriate with the rest of the parade, causing harm to the character and appearance of the Dartmouth Park Conservation Area.

Officer's response:

*Design and heritage impacts are assessed in section 3 of this report.*

Loss of privacy/increased sense of enclosure:

- Concerned about the unacceptable level of enclosure the extension would impose, which would clearly have a negative effect on our residential amenity. Furthermore, the proposed third floor mansard roof extension - which includes additional windows and balconies - would lead to an increased sense of being overlooked, resulting in a severe loss of privacy.

Officer's response:

*Amenity impacts are assessed in section 4 of this report.*

1A Wesleyan Place)

- The proposals will adversely impact availability of natural light, and the outlook and privacy of residents at 1A Wesleyan Place.

Officer's response:

*Amenity impacts are assessed in section 4 of this report.*

Waste/recycling storage:

- Extending this building by creating an additional unit will further exacerbate storage requirements for domestic recycling and waste materials in addition to the commercial operation on the ground floor. No space has been annotated on the plans for this provision. The flats nor the café has external access to the rear. Note the flats above nos. 143-145 for this provision has been ignored resulting in bins permanently on the pavement in Wesleyan Place. The busy Highgate Road pavement is not suited to accommodate that amount of waste without introducing visual harm and clutter.

Officer's response:

- *The proposal is for a single additional one-bedroom flat, and it is not possible for dedicated waste/recycle storage and collection facilities*

	<p><i>to be provided on-site for either the existing or proposed additional flats. It is also understood no other flats in the terrace have dedicated on-site waste storage/collection facilities. Given the nature of the proposals, it would be suitable for each flat to accommodate household waste/recycling within their flat. Any additional waste generated could be accommodated in either rubbish sacks which would only be required to be placed on the street on collection day, or in bins, where there is an existing arrangement for bin storage on Wesleyan Place. Any additional waste generated from the proposals would be minimal given the proposals provide for one additional one-bedroom flat and would not result in unacceptable amenity impacts given the nature of the proposals and the context of the existing waste storage/collection arrangements.</i></p>
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**Dartmouth Park  
Conservation Area  
and Advisory  
Committee  
(DPCAAC)**

An objection from the DPCAAC was received on 14/07/2025, as follows:

Design and Heritage:

- The mansard is out of character with the distinct group of the early 19C buildings nos. 143-147 and would be discordant and harmful to the character and appearance of our CA viewed in its open setting surrounded by many listed buildings and the listed Grove Terrace Squares opposite.
- Concerns with the design and quality of the proposed shopfront alterations.

Visual privacy and overlooking:

- The new proposal will significantly further harm the privacy and outlook of neighbours, in addition to the proposed extensions approved under planning permission 2023/1885/P.

Sunlight and Daylight levels:

- Dispute the accuracy of the analysis of Daylight and Sunlight report.

Outlook:

- The bulk of the mansard will the open outlook to sky, particularly from Wesleyan Place.

Adequate facilities for storage, recycling and disposal of waste:

- Extending this building by creating an additional unit will further exacerbate storage requirements for domestic recycling and waste materials in addition to the commercial operation on the ground floor. No space has been annotated on the plans for this provision.

Officer's response:

- *Design and heritage impacts are assessed in section 3 of this report.*
- *Amenity impacts are assessed in section 4 of this report.*
- *No changes are proposed to the existing / as-built shopfront, replacement of the pre-existing shopfront was approved under planning permission ref. 2025/1745/P.*
- *The architect has rereviewed the Daylight and Sunlight Report and confirmed that the 3D visuals are correct and reflect the proposed scheme.*
- *Refer to the Officer's response for 'Waste/recycling' above.*

**Dartmouth Park  
Neighbourhood  
Forum (DPNF)**

The Dartmouth Park Neighbourhood Forum was consulted and provided a letter of objection citing the following concerns:

Mansard:

- The mansard is out of character with the distinct group of the early 19C buildings nos. 143-147 and would be discordant and harmful to the character and appearance of our CA viewed in its open setting. Concerns regarding the provision of dormer windows in the mansard.
- The bulk of the mansard will the open outlook to sky, particularly from Wesleyan Place.

Rear extension:

- The proposed rear extension will significantly further harm the privacy and outlook of neighbours, in addition to the proposed extensions

approved under planning permission 2023/1885/P.

Officer's response:

- *Design and heritage impacts are assessed in section 3 of this report.*
- *Amenity impacts are assessed in section 4 of this report.*

## Site Description

The site is a mid-terrace building located on the western side of Highgate Road and is part of a parade of shops. The site prior to works taking place accommodated a two-storey building comprising a commercial (Class E) unit at ground floor, tenanted as a café, and a flat (Class C3) at first floor level. The site and the wider terrace are located within Highgate Road Neighbourhood Centre.

The building lies within the Dartmouth Park Conservation Area and is identified in the Dartmouth Park Conservation Area Appraisal and Management Statement as a positive contributor. The site also lies within the boundaries of the Dartmouth Park Neighbourhood Plan area.

## Relevant History

**2025/1745/P** – Substantial demolition of existing mixed use commercial and residential (Use Classes E and C3) two storey building and erection of replacement mixed use commercial and residential (Use Classes E and C3) three storey building (part retrospective). **Granted 12/02/2025**

**EN24/0952** – Demolition of entire building including front elevation. Construction of walls and windows which were not agreed under planning application 2021/3725/P.

**2023/1885/P** – Erection of one additional storey & a rear extension at first floor level, as an extension to the existing first floor flat. **Granted on 20/03/2024**

**2021/372/P** – Erection of first floor rear extension and replacement shopfront, formation of flat roof and alterations to first floor windows. **Granted on 27/09/2021**

## Relevant policies

### National Planning Policy Framework (2024)

### National Planning Policy Framework – Draft (2025)

### The London Plan (2021)

### Camden Local Plan (2017)

- D1 Design
- D2 Heritage
- H1 Maximising housing supply
- H4 Maximising the supply of affordable housing
- H6 Housing choice and mix
- H7 Large and small homes
- A1 Managing the impact of development
- A4 Noise and vibration
- T1 Prioritising walking, cycling, and public transport
- T2 Parking and car-free development
- T3 Transport infrastructure

### Dartmouth Park Neighbourhood Plan (2020)

- Policy DC1 Enhancing the sense of place
- Policy DC2 Heritage assets

- Policy DC3 Requirement for good design
- Policy DC4 Small residential extensions
- Policy H1 Meeting housing need
- Policy H2 Affordable housing

#### **Camden Planning Guidance:**

- Amenity (2021)
- Home Improvements (2021)
- Housing (2021)
- Transport (2021)

#### **Dartmouth Park Conservation Area Statement (2009)**

#### **Draft Camden Local Plan**

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

### **Assessment**

#### **1. The Proposal**

1.1 The proposal is for an extension to the rear at first floor level, part demolition at rear of second floor level, as well as a mansard roof extension. The extension at first floor level would be part-width, adjoining the boundary with neighbouring no. 149 Highgate Road and offset from the boundary with no. 145 Highgate Road. The demolition at second floor level would result in the rear elevation aligning with the neighbouring rear elevations.

1.2 The proposals also involve the rearrangement of the existing first and second floors, together with the proposed rear and mansard roof (fourth storey) extensions, from 1 x two-bedroom maisonette to 1 x one-bedroom flat and 1 x one-bedroom maisonette.

#### **2 Assessment**

2.1 The principal considerations material to the determination of this application are as follows:

- Housing Considerations
- Design and Heritage
- Neighbouring Amenity
- Transport
- Biodiversity Net Gain

### **3 Housing Considerations**

- 3.1 Policy H1 of the Local Plan states that self-contained housing is the priority land use for the Council. Therefore, the proposals to provide an additional residential dwelling at the site is in accordance with Policy H1. The site already accommodates an existing dwelling, and the proposals would reconfigure the existing upper floors, together with the proposed extensions at first floor and the new mansard roof level, to provide two dwellings. As such the proposed dwellings would therefore appropriately integrate within the context of the existing environment.
- 3.2 Policy H7 seeks to provide a range of unit sizes to meet demand across the Borough. The supporting text to the policy provides the Dwelling Size Priorities table, which outlines the demand for dwellings of various sizes and types. For market units, 1-bedroom flats/studios and 4 bedroom or more units are considered to have a lower priority, whilst 2- and 3-bedroom units are higher priority. The proposal would provide two one-bedroom dwellings, which are not identified as a high-priority accommodation offering. However, the proposal would provide an additional dwelling and add to Camden's housing stock.
- 3.3 The proposed first floor flat would have a GIA floor area of 39.8sqm, which complies with the NDSS minimum 37sqm for a one-bedroom single storey dwelling. The second and third floor one bedroom maisonette would have a floor area of 55sqm, which is just short of the minimum 58sqm NDSS requirement for a one bedroom, two storey house. Given the minor extent of the shortfall in the floor area, and the dwelling otherwise having a rational layout with generous areas of glazing and outlook over the street and to the rear, the maisonette would provide an acceptable standard of accommodation to future occupiers.
- 3.4 Acceptable levels of outlook would be provided for the bedrooms and living areas of both dwellings. All bedrooms and living areas have adequate access to sunlight and daylight.
- 3.5 The non-provision of on-site outdoor amenity space for both dwellings, is considered acceptable given the spatial constraints of the site.
- 3.6 For these reasons above, the proposed dwellings are considered to provide an acceptable standard of accommodation for future occupants and would be in accordance with policies H6 and D1.

### **4 Design and Heritage**

- 4.1 Local Plan Policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 4.2 In addition, Policy DC1 of the Dartmouth Park Neighbourhood Plan seeks to ensure that multi-unit developments in areas predominantly characterised by traditional terraced, semi-detached and detached housing will have scale and massing which respects that of surrounding buildings. Policy DC2 seeks to ensure that development preserves or enhances the character or appearance of the Conservation Area. Policy DC3 requires that all developments demonstrate good quality design, responding to and integrating with local surroundings and landscape context. Lastly, Policy DC4 supports small residential extensions, where the development is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail, and in the case of roof extensions, respects the existing roof form in terms of design, scale, materials and detail.
- 4.3 The CPG Home Improvements state the following in regard to roof extensions:

- *A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended.*
- *For buildings in Conservation Areas, the Conservation Area Appraisals identify if certain terraces or groups of buildings are significant due to their unbroken roofline, which means they hold heritage value. If subsequent development since the Conservation Area Appraisal has been issued, has altered the unbroken roofline, weight shall be given to the existing extensions, in the assessment of a new roof extension.*

4.4 The CPG Design states that a roof alteration or is likely to be acceptable where:

- *'Good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context;*
- *There is an established form of roof addition or alteration to a group of similar buildings and where continuing the pattern of development would be a positive design solution, e.g. helping to reunite a group of buildings or townscape;*
- *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.*

4.5 The CPG also states a roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building, or the surrounding street scene:

- *There is an unbroken run of valley roofs;*
- *Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
- *Buildings or terraces which already have an additional storey or mansard;*
- *Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*
- *Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;*
- *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
- *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
- *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;*
- *Where the scale and proportions of the building would be overwhelmed by additional extension.*

4.6 While there are no mansard roofs on the wider terrace, the adjoining group of properties to the north at nos. 149 – 157 Highgate Road have pitched roofs with eaves detailing to the front elevation and dormer windows to the rear. Additionally, the mansard would be in place at the end of a small group of three single buildings (nos. 145 – 149) which is able to accommodate a mansard and therefore would not appear incongruent in the street setting. A small part of the gable end wall adjoining no. 149 may be visible from south facing views along Highgate Road; however, the mansard will be setback generously from the front building line limiting the mansard's overall visibility and prominence to the street environment. As such, the principle of the mansard is considered acceptable subject to high quality detailed design to be secured by condition.

4.7 The mansard would have a traditional design with an approximate 30-degree pitch and with two dormer windows, one at the front and one at the rear, both of traditional design and detailing so as to look in keeping with the style of host building and the streetscape as a whole. The mansard is successfully designed through; being setback from the front parapet, retaining existing roof features including the existing front parapet, incorporating a fenestration pattern which

complements the arrangement and form of existing fenestration of floors below. The absence of dormer windows on the roof of buildings in the wider terrace, notably buildings at nos. 149 – 157, does not mean the dormer windows in the mansard are unacceptable, namely as nos. 149 – 157 have a different roof typology and while part of the same terrace, are part of a different group of buildings to nos. 145 – 149. The proposed single dormer windows to the mansard's front and rear elevations are appropriately proportionately and detailed. A condition is recommended to secure further details of new windows and the mansard finish.

- 4.8 The rear extension would remain subordinate to the building, being of a similar depth and remaining in character to adjacent extensions in the terrace and inset at the rear portion from neighbouring no. 145.
- 4.9 The proposed demolition of the rear of the second floor will redress the balance of massing across the first and second floors. The reduction in depth of the second floor would bring the building line (at second floor) in line with the building line of no. 149.
- 4.10 The works are appropriately designed such that the character and appearance of the Dartmouth Park Conservation Area will be preserved. The proposals will also accord with policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.
- 4.11 The Council has had special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

## **5 Amenity**

- 5.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that noise and vibration is controlled and managed. Development likely to generate unacceptable noise and vibration should be refused planning permission.
- 5.2 In terms of light and overshadowing impacts in relation to adjacent properties, potentially affected properties include the maisonette of 145 Highgate Road (adjoining the application site to the south), and the maisonette of 149 Highgate Road (adjoining the application site to the north). The applicant has tested the existing and proposed Vertical Sky Component (VSC) and sunlight values of the 5no. habitable windows to these adjacent properties. It is noted that there are 4no. other windows at nos. 145 and 149, in proximity to the application site which could be potentially affected with regard to daylight/sunlight impacts from the proposed works; however, these windows serve bathrooms / WC spaces, which under BRE guidelines are generally not considered habitable rooms and do not require the same rigorous daylight and sunlight assessment as living rooms, kitchens, or bedrooms.
- 5.3 The results of the VCS analysis confirm the proposed first floor rear extension and mansard roof extension, would maintain BRE compliant VSC values in relation to the 3no. potentially affected windows (W1, W3 and W4) of 145 Highgate Road, and 2no. potentially affected windows (W8 and W9) of 149 Highgate Road (i.e. reductions would not reduce the value below 27% and the new value would not be less than 0.8 times the former value). In relation to 145 Highgate Road, windows W1 serves a bedroom which already has a VSC below the recommended 27% (existing 24.08%); however, the proposed VSC level of 20.53% is a reduction of less than 20% (15.9% reduction) and therefore this bedroom remains BRE compliant in respect to VSC.
- 5.4 For rooflight W3 at the first-floor rear extension and window W4 at the second-floor rear elevation, both serving bedrooms, the reduction in mass to the rear of the second floor increases the amount of daylight to these two windows / bedrooms. Even when considering the historic environment (i.e. without the as-built existing first floor rear extension of the application site, completed in 2025), the existing VSC for W1 was already below 27% (pre-existing 26.22%) and while there would be a

- 21.7% reduction in daylight when looking at the existing rear extension and proposed additional rear extension together, this is only marginally exceeds the 20% reduction threshold, and the bedroom is also served by another rooflight providing good daylight access.
- 5.5 In relation to 149 Highgate Road, for window W8 at the first-floor rear elevation, serving a kitchen, the reduction in mass to the rear of the second floor increases the amount of daylight to this window/kitchen. The proposals do not change the VSC values to window W9, at second floor rear elevation, serving a bedroom.
- 5.6 In relation to sunlight, BRE guidance states that only windows which face within 90° of due south need be assessed for sunlight provision. In this instance, 3no. windows of 145 Highgate Road, and 4no. windows of 149 Highgate Road fall into this category. The Annual Probable Sunlight Hours (APSH) results show that the reduction in mass to the rear of the second floor increases the amount of sunlight to windows W3 and W4 serving habitable rooms at no. 145 and increase the amount of sunlight to window W8 serving a habitable room at no. 149. Sunlight access to window W9 at no. 149 remains unchanged. There are some minor reductions in sunlight to bathroom windows at nos. 145 and 149, but these windows already have high sunlight levels and the reductions are small.
- 5.7 The results confirm all rooms will exceed the numerical values set out in the BRE guidelines and therefore, the proposals will not have a significant effect on daylight and the BRE guidelines are achieved.
- 5.8 It is noted some objections refer to the proposals impacting on sunlight and daylight access to properties on Wesleyan Place. The first floor rear extension would be separated at a minimum of 2.8m from the closest north-west (rear facing) window on Wesleyan Place, with the mansard being offset by at least 7m from the ground floor north-east facing windows of 1A/1B Wesleyan Place. The ground floor north-east facing windows of 1A/1B Wesleyan Place, already face into a rear courtyard garden which is enclosed on all 4 sides. The rear first floor extension is set back from the boundary, as is the mansard, whilst they may be visible from the windows they would not be likely to have a significant adverse impact on light or outlook just because of the relationship. Overall, it is considered the proposed first floor extension and mansard roof, are adequately separated from the adjacent facing windows of properties on Wesleyan Place, such that any impacts of the proposals on the daylight or sunlight levels to these properties, would be negligible and indiscernible compared to the existing situation.
- 5.9 In terms of visual privacy and sense of enclosure impacts, the rear extension would further extend an existing rear extension and extend past the past the windows of the adjacent flank wall at 145 Highgate Road; however, the part of the extension directly opposite the adjacent facing windows of no. 145 would be offset from these windows by approximately 1.6m, which is considered acceptable in the site context. In particular, the inner adjacent facing window (W2) of no. 145 serves as a bathroom, which does not have a need for outlook, and the outer facing window (W1) serves a bedroom, which is a space which have a lower intensity of use and need for outlook compared to living areas. A gap would also be maintained for indirect / oblique views from the outer facing window (W1) over the rear part of the ground floor roof of the application site, as seen in Figure 1 below:



Figure 1. Proposed massing in relation to windows W1 and W2 of 145 Highgate Road

5.10 In relation to 149 Highgate Road, the adjacent facing windows to the first-floor rear extension are WC / bathroom windows, which do not have a need for outlook. The rear extension would not have an impact on direct views from the first-floor kitchen window (W8).



Figure 2: Proposed massing in relation to windows at 149 Highgate Road

5.11 The first floor rear extension would be separated at a minimum of 3m from the closest north-west (rear facing) window on Wesleyan Place, and given its positioning/orientation, would only allow for indirect views to these properties. Given the separation distance of the rear extension's rear facing window along with it being oriented perpendicular to rear facing windows of Wesleyan Place, the rear extension would not adversely impact on the privacy afforded to residents of Wesleyan Place. The rear window of the rear extension may allow for a view into the ground floor north-east facing window of 1A/1B Wesleyan Place, but it is expected views would largely be obstructed by the remainder of the existing ground floor roof at the application site. The new windows in the first floor extension are not separated at least 18m away from the adjacent north-east facing window of 1A/1B Wesleyan Place (as recommended in the CPG Amenity 2021) but they are at different levels rather than directly opposite and therefore any views that are afforded are oblique. It is not considered that there would be a loss of privacy

5.12 Regarding the proposed mansard and privacy impacts, it is noted the mansard is recessed from the rear building line of the upper floors of other properties in the wider terrace. An adequate separation distance would be maintained between the mansard and the adjacent facing windows of nearby properties to the west and south-west, including those on Wesleyan Place.

5.13 Construction noise and disruption will be temporary in nature and as the site is located in an urban area, construction noise is anticipated as part of the development of the site. An informative is attached reminding the consent holder of the standard hours of building works (i.e. 08:00-18:00 Monday to Friday and 08:00-13:00 Saturday (subject to agreement) with no working on Sundays or public holidays) which are controlled under the Control of Pollution Act. As discussed in 'Transport' below, a Construction Management Plan would be secured in the S.106 agreement, helping to minimise the impacts of construction and related amenity impacts to adjacent neighbouring residents.

5.14 Overall, the proposal would not cause significant impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

## **6 Transport**

6.1 Policy T2 requires all new residential developments in the borough to be car-free. Parking is only considered for new residential developments where it can be demonstrated that the parking to be provided is essential to the use or operation of the development (e.g. disabled parking). It should be noted that Policy T2 is wide ranging and is not merely about addressing parking stress or traffic congestion. It is more specifically aimed at improving health and wellbeing, encouraging and promoting active lifestyles, encouraging and promoting trips by sustainable modes of transport (walking, cycling and public transport), and addressing problems associated with poor air quality in the borough. Thus, car-free housing is required in the borough, regardless of any parking stress that may or may not locally exist.

6.2 No dedicated onsite car parking is proposed for either of the new dwellings. Both of the proposed flats would be secured as 'car-free', excluding the new owner/occupier of the from obtaining any on-street parking permits. The 'car free' provision would be secured via a s106 legal agreement.

6.3 In terms of Policy T1 and the requirement for cycle parking, this development is for the provision of a 1-bedroom flat at first floor and a 1-bedroom flat at second and third floor. This gives a requirement for 2 cycle parking spaces (1 per flat). Given the lack of space available at ground floor, it is acknowledged that it is not possible to accommodate the required cycle parking at this level. In such circumstances, it is appropriate to seek a contribution towards the provision of off-site (on-street) cycle parking facilities in the form of a bike hangar. In this particular case, a Section 106 bike hangar contribution of (£4,500/6 x 2) £1,500 would be sought towards the provision of 2 spaces in a 6-space bike hangar to be provided by the Council in the vicinity of the site. This would be secured by means of the S.106 agreement.

6.4 Policy A1 states in para 6.12 that 'Disturbance from development can occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan.' The applicant has agreed to prepare and adhere to a Construction Management Plan in relation to the construction works and has also offered an associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000, which would be secured via a S.106 Agreement. Implementation of the CMP will minimise the impact of construction works on the transport network and surrounding residential properties. Overall, construction effects will be acceptable and will be appropriately mitigated via implementation of the CMP.

## **7 Biodiversity Net Gain**

7.1 Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because 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).

## **8 S106 Agreement**

- Dwellings to be 'car-free'
- Contribution to off-site cycle parking of £1,500
- Construction Management Plan Implementation Support Contribution of £4,194 and the Impact Bond of £8,000.

## **9 Recommendation**

9.1 Grant conditional Planning Permission subject to a s106 legal agreement.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16<sup>th</sup> March 2026, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2025/1610/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Date: 3 March 2026

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Martin Evans Architects  
49 Stoneleigh Terrace  
London  
N19 5TZ

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**147 Highgate Road**  
**London**  
**NW5 1LJ**

Proposal:  
Erection of a mansard roof; erection of rear extension at first floor, demolition of part of second floor to rear; reconfiguration of upper floors from 1 x dwelling to 2 x dwellings.

**DECISION**

Drawing Nos: Plans: HIG - EX - GA - 01; HIG - EX - GA - 02; HIG - EX - GA - 03; HIG - EX - GA - 04; HIG - EX - GA - 05; HIG - EX - GA - 06; HIG - EX - GA - 07; HIG - PL - GA - 01; HIG - PL - GA - 02; HIG - PL - GA - 03; HIG - PL - GA - 04; HIG - PL - GA - 05; HIG - PL - GA - 06A; HIG - PL - GA - 07; HIG - PL - GA - 08; HIG - PL - GA - 09

Supporting information: Design and Access Statement dated 31/03/2025; Daylight and Sunlight Report prepared by Planning for Sustainability, May 2025

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: HIG - EX - GA - 01; HIG - EX - GA - 02; HIG - EX - GA - 03; HIG - EX - GA - 04; HIG - EX - GA - 05; HIG - EX - GA - 06; HIG - EX - GA - 07; HIG - PL - GA - 01; HIG - PL - GA - 02; HIG - PL - GA - 03; HIG - PL - GA - 04; HIG - PL - GA - 05; HIG - PL - GA - 06A; HIG - PL - GA - 07; HIG - PL - GA - 08; HIG - PL - GA - 09

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017, and policy DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020

- 4 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

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).

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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017, and policy DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020

Informative(s):

- 1 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).
- 2 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.
- 3 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.

- 4 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 5 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.

- 6 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.
- 7 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 at <https://beta.camden.gov.uk/web/guest/construction-management-plans> 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.
- 8 Biodiversity Net Gain (BNG) Informative (1/3):  
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:  
(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 will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact on 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).

- 9 Biodiversity Net Gain (BNG) Informative (2/3):  
+ 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).

10 Biodiversity Net Gain (BNG) Informative (3/3):

+ 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 & 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.

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>.

Yours faithfully

Supporting Communities Directorate