

Camden Council

# Decision Notice

Town and Country Planning Act 1990

## Planning Permission - Full householder: Granted

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<b>Applicant</b>	Stephen Allan
<b>Application number</b>	25-00195-HAPP
<b>Application received</b>	3 November 2025 09:00
<b>Decision date</b>	29 December 2025 00:00
<b>Site address</b>	THE WATER HOUSE, MILLFIELD LANE, LONDON, N6 6HQ
<b>Use/development</b>	Installation of a new external staircase and extension of the upper level platform at the rear pedestrian entrance to provide access, bin and cycle storage, replacing a previously removed lift. Associated boundary fence adjustments.

### The application is granted due to the following reason(s):

The proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH2, DH8, DH9 and DH10 of the Highgate Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

### Conditions:

1. The development hereby permitted shall be commenced within three years of the date of this permission.

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted must be undertaken in accordance with the approved plans and documents.

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

3. All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

To preserve the character and appearance of the local area.

## **Informatives:**

### **1. R4Ca**

Reasons for granting permission. The application site, known as 'The Water House', comprises a large detached dwelling that has undergone refurbishment, including various alterations and extensions in recent years. The property's primary access is via Millfield Lane, with a separate pedestrian entrance from Fitzroy Park where bins are positioned just inside the gate. An outdoor lift previously provided access to a raised platform for bins storage, but this has since been removed. The house is located to the east of Hampstead Heath within the Highgate Village Conservation Area. It is not identified as either a positive or negative contributor in the Highgate Village Conservation Area Appraisal and Management Statement. The proposal seeks to install a new external staircase and extend the upper-level platform at the rear pedestrian entrance to facilitate access and provide bin and cycle storage, replacing the removed lift. Associated adjustments to boundary fencing are also included. The staircase and storage enclosure would be positioned near the end of an existing panhandle pedestrian access. Most of the structure would be screened by existing boundary fencing, with only limited balustrading visible from outside the site. As an ancillary feature within the grounds, and given its limited visibility from public areas, the proposal would have no discernible impact on the character of the Conservation Area. A previous Non-Material Amendments application (ref. 2020/2537/P) was approved on 8th September 2020 to increase the height of side fences following concerns about overlooking. This was deemed acceptable as it did not materially affect the garden landscape or neighbouring outlook, and the fencing retained the rural character of this private road. The north and south boundary fences would be realigned to accommodate the new staircase and bin/cycle store. The existing fencing on the boundary with no. 53 Fitzroy Park is currently 1.2m high and the proposal seeks to increase this to 2m high, in line with boundary treatments in the area. This adjustment is therefore considered acceptable. The proposed fencing and bin/cycle shed would be constructed from timber, while the staircase and platform would use composite decking with granite paving at the lower level. Powder-coated steel balustrades and low-intensity, motion-activated lights are also

proposed, with the lighting designed to remain discreet. The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. While the staircase would introduce some potential for overlooking, it is noted that views into the adjoining property are already possible from the existing raised area used for bin storage. The planning history of the site has been taken into account when coming to this decision. The Highgate Conservation Area Advisory Committee (CAAC) and the Highgate Neighbourhood Forum were consulted but provided no comments. As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH2, DH8, DH9 and DH10 of the Highgate Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

2. IB09

Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

3. IA08B

This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

4. IE05A

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.

5. 101

Biodiversity Net Gain (BNG) Informative: 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 (BGP) has been submitted to the local planning authority (LPA), and (b) the LPA has approved the plan. The LPA that would approve any 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. This application will not require the approval of a BGP before development is begun because it is below the de minimis threshold AND impacts less than 25sqm of onsite habitat (with biodiversity value greater than zero and less than 5m in length of onsite linear habitat). ++ 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 ("1990 Act") 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 25sqm of onsite habitat with biodiversity value greater than zero and less than 5m 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). + Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the BGR (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition, 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) ("1990 Act") 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 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 are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

**This decision is based on the following approved plans:**

## **Planning application related documents**

<b>Document reference</b>	<b>Description</b>	<b>Date received</b>
24010-P-00-100	Other - drawing	31 October 2025 21:49
24010-P-02-121	Other - drawing	31 October 2025 21:49
24010-P-02-120	Other - drawing	31 October 2025 21:49
Cover Note	Other - document	31 October 2025 21:49
24010 - Design and Access Statement	Other - document	31 October 2025 21:49
Heritage Statement	Heritage Statement	31 October 2025 21:49
24010-P-00-101	Site plan - existing	31 October 2025 21:49
24010-P-00-101	Site plan - proposed	31 October 2025 21:49
24010-P-01-100	Floor plan - existing	31 October 2025 21:49
24010-P-02-101	Floor plan - proposed	31 October 2025 21:49
24010-P-02-100	Floor plan - proposed	31 October 2025 21:49

Document reference	Description	Date received
24010-P-01-110	Elevations - existing	31 October 2025 21:49
24010-P-01-112	Elevations - existing	31 October 2025 21:49
24010-P-01-111	Elevations - existing	31 October 2025 21:49
24010-P-02-110	Elevations - proposed	31 October 2025 21:49
24010-P-02-112	Elevations - proposed	31 October 2025 21:49
24010-P-02-111	Elevations - proposed	31 October 2025 21:49
24010-P-02-090		15 November 2025 14:47
24010-P-DL-001-A (Revised)		15 November 2025 14:48

### Site location



**Notes:**

Enquiries regarding this document should include the application number and be sent to:

**Email**

[digitalplanning@camden.gov.uk](mailto:digitalplanning@camden.gov.uk)

**Post**

Daniel Pope , Chief Planning Officer,  
Camden Council,  
London Borough of Camden, 5 Pancras Square, N1C 4AG

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