

Application ref: 2023/0423/P
Contact: Duty Determination Team
Tel: 020 7974 4444
Email: Planning@Camden.gov.uk
Date: 27 April 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

healycornelius design ltd.
No 5 St Johns Lane
London
EC1M 4BH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Media House
82 Highgate Road
London
Camden
NW5 1PB

Proposal:

Opening up of internal spaces to form internal courtyards with associated works including new roof lights, new glazed windows and doors.

Drawing Nos: 22694-HCD-ZZ-ZZ-DR-A-001 (P01), 22694-HCD-ZZ-GF-DR-A-1001 (C01), 22694-HCD-ZZ-GF-DR-A-1101 (C01), 22694-HCD-ZZ-01-DR-A-1002 (C01), 22694-HCD-ZZ-01-DR-A-1102 (C01), 22694-HCD-ZZ-RF-DR-A-1003 (C01), 22694-HCD-ZZ-01-DR-A-1103 (C01), 22694-HCD-ZZ-XX-DR-A-3001 (C01), 22694-HCD-ZZ-XX-DR-A-3101 (C01), 22694-HCD-ZZ-XX-DR-A-2001 (C01), 22694-HCD-ZZ-XX-DR-A-2101 (C01) and Design and Access Statement (January 2023)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 22694-HCD-ZZ-ZZ-DR-A-001 (P01), 22694-HCD-ZZ-GF-DR-A-1001 (C01), 22694-HCD-ZZ-GF-DR-A-1101 (C01), 22694-HCD-ZZ-01-DR-A-1002 (C01), 22694-HCD-ZZ-01-DR-A-1102 (C01), 22694-HCD-ZZ-RF-DR-A-1003 (C01), 22694-HCD-ZZ-01-DR-A-1103 (C01), 22694-HCD-ZZ-XX-DR-A-3001 (C01), 22694-HCD-ZZ-XX-DR-A-3101 (C01), 22694-HCD-ZZ-XX-DR-A-2001 (C01), 22694-HCD-ZZ-XX-DR-A-2101 (C01) and Design and Access Statement (January 2023)

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.

- 4 The proposed courtyard doors and windows as shown in plans 22694-HCD-ZZ-XX-DR-A-3101(C01) and 22694-HCD-ZZ-GF-DR-A-1101 (C01) shall all have aluminium frames and be retained thereafter.

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.

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 Reasons for granting permission.

The proposal includes opening up part of the building to create an inner courtyard with sliding doors and the creation of an courtyard at the entrance as well. These will serve the existing building and allow light through roof lights.

The changes are considered minor in relation to the site; the entrance is staying in the same location and overall character of the building is being preserved. Because one of the courtyards is internal only the 'entrance' courtyard would be seen from public views and the only difference from the

existing would be additional glazing and doors. Overall this means the changes are considered acceptable and preserve the character of building and Dartmouth Park Conservation Area. A condition will be placed on the application to ensure the frames will be aluminium.

Because the changes are minor and mostly internal it means that there would be no impact from amenity issues such as outlook, privacy or daylight/sunlight. Furthermore because the courtyards are internal and within the structure of the building they are not going to significantly increase the amount of noise for residents.

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.

No objections have been received prior to making this decision, the Dartmouth Park CAAC have raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer