

Application ref: 2023/4128/P
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Date: 9 January 2024

Development Management
Regeneration and Planning
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Douglas Architects
Douglas Architects
Unit 1
69A Southgate Road
London
N1 3SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

17 Highgate High Street
London
Camden
N6 5JT

Proposal:

Separation of one space used as Use Class E into two spaces, both used as Use Class E.
Alteration of area doorway and removal of grilles.

Drawing Nos: Site location plan: HHS-EX-100; Existing drawings: HHS-EX-01; HHS-EX-02; HHS-EX-03; HHS-EX-04; Proposed drawings: HHS-GA-01-D; HHS-GA-02-C; HHS-GA-03-A; HHS-GA-04-A; HHS-GA-5

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:

Site location plan: HHS-EX-100; Existing drawings: HHS-EX-01; HHS-EX-02; HHS-EX-03; HHS-EX-04; Proposed drawings: HHS-GA-01-D; HHS-GA-02-C; HHS-GA-03-A; HHS-GA-04-A; HHS-GA-5

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 if in CA] 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 The site is one of three terraced houses, now containing a shop in office use, of 1733 by Robert Harrison, listed grade II* and making a positive contribution to the Highgate Village Conservation Area. It is said that the premises suffered a fire and that the interior is no longer original.

The site is currently a two-storey entity entered via a basement doorway in the party wall with the shop next door. The applicant wishes to close this opening and create front access from the area, creating a separate office.

Externally, the applicant proposes to recondition the area railings and a storage structure in the area, rebuild the area steps, and remove the concrete ground slab and replace it with York stone slabs at a slightly lower level. This will allow fire-safety-compliant egress from the lower ground floor through the area door. Security grilles will be removed.

Internally, partition alterations are proposed.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021. In dealing with the application, the Council has sought to work with the applicant in a positive and creative way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer