



3/18 Eagle Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Direct Line: 0303 444 8707
Customer Services: 0303 444 5000

e-mail: lucy.hicks@pins.gsi.gov.uk

George McKenzie/Matthias Genet
London Borough of Camden
Development Control
Town Hall
Argyle Street
London
WC1H 8ND

Your Ref: 2012/6826/P
Our Ref: APP/X5210/A/13/2200586
Further appeal references at foot of letter
Date: 26 July 2013

Dear Sir

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 (SI 2011/1824)
Appeals by Mr Iain Brewster
Site at 69 Highgate High Street, London, N6 5JX

I refer to the above appeals. The Secretary of State has considered the application in accordance with Regulation 12(1) of the above Regulations.

The development proposed, namely Erection of four storey building comprising (Class B1a) at lower ground floor (Pond Square Level), retail (Class A1) at ground floor level (Highgate High Street) and 1x3 bed self-contained masionette (ClassC3) at first and second floor levels following demolition of existing single-storey buildings., Erection of four storey building comprising (Class B1a) at lower ground floor (Pond Square Level), retail (Class A1) at ground floor level (Highgate High Street) and 1x3 bed self-contained masionette (ClassC3) at first and second floor levels following demolition of existing single-storey buildings., falls within the description at paragraph 10(b) of Schedule 2 to the above Regulations, and meets the criterion in column 2 of the table in that Schedule, but in the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, would not be likely to have significant effect on the environment by virtue of factors such as its nature, size or location.

The proposal is for the redevelopment of a previously developed site, to develop a four storey building, the site is not located within a sensitive area, Having regard to schedule 3 of the regulations it is felt that while there may be some minor effects on the environment as a result of the development, including visual that the development would not be of a size, nature nor in a location likely to have significant effects on the environment.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 12(1) and 6(4) of the above Regulations, the Secretary of State hereby directs that this development is not EIA development.

Under regulation 23(1) of the above Regulations, you must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

Yours sincerely

Lucy Hicks

(Signed with the authority of the Secretary of State)

MODEL F (2011)

Further appeal references:- APP/X5210/E/13/2200587

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