

Birds Portchmouth Russum Architects
Unit 11, Union Wharf
23 Wenlock Road
London
N1 7SB

Application Ref: **2012/6826/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

15 February 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
69 Highgate High Street
London
N6 5JX

Proposal:
Erection of four storey building comprising commercial (Class B1a) at lower ground (Pond Square Level), retail (Class A1) at ground (Highgate High Street Level) and 1x3 bed self-contained maisonette (Class C3) at first and second floor levels following demolition of existing single-storey buildings.

Drawing Nos: P001; P002; P003; P/E 001A; P/E 002; P/E 003; P/E 004; P/E 005; P/E 006; P/E 007; P/E 008; P010; P011; P012; P013; P014; P021, as received 22/01/2013; P022, as received 22/01/2013; P023, as received 22/01/2013; P030; P031; P032; Heritage Statement by Birds Portchmouth Russum Architects dated December 2012; Surveyor's Report on Existing buildings by Barrett Firrell Limited dated February 2009; Design and Access Statement by Birds Portchmouth Russum Architects dated December 2012; Access statement by Access=Design, dated 26 October 2012; Lifetime Homes Plans P010, P011, P012, P013, P030, P031, P032 all dated September 2012; Construction Management Plan by Techniker Ref 11050/02/002 Rev 02 dated 18/12/2012; Code for Sustainable Homes Pre-assessment by Synergy Consulting Engineers Rev A Ref 02060 dated 27/11/2012.



The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed development, by reason of its height, bulk, detailed design and use of materials, would be detrimental to the character and appearance of the conservation area and would harm the setting of the adjoining and nearby listed buildings, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving at least a minimum Level 3 of the Code for Sustainable Homes for the residential unit proposed, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and road safety hazards and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure financial contributions towards highway works, including the repaving of the footway adjacent to the site, would be likely to result in an unacceptable impact on the public highway and pedestrian safety, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbers 2-4 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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