

Delegated Report		Analysis sheet		Expiry Date:		08/10/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Angela Ryan				(1) 2012/4842/P (2) 2012/4843/P			
Application Address				Drawing Numbers			
46 Highgate High Street London N6 5HX				Refer to decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>(1) Observations to adjoining borough of Haringey for use of part of ground floor as veterinary surgery, the erection of mezzanine extension at the rear and alterations to rear elevation of the main building involving the replacement of an existing window with a door.</p> <p>(2) Observations to adjoining borough of Haringey for external and internal alterations to residential parts including installation of partition at ground floor level, Installation of a new staircase at first floor level, reconfiguration of the existing staircase at ground floor level, the erection of mezzanine extension at the rear and alterations to rear elevation of the main building involving the replacement of an existing window with a door.</p>							
Recommendation(s):		No Objection					
Application Type:		(1) & (2) Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None					
CAAC/Local groups* comments: <small>*Please Specify</small>		None					

Site Description

The site comprises a three storey grade II listed building located on the north side of Highgate High Street, close to the junctions at Townsend Road (east side) and South Grove to the south-west. The building is currently used for commercial at ground floor level and subdivided into two flats, one of which is located in the main building (front) and the other located to the rear. The south side of Highgate High Street represents the borough boundary at this point between LB Camden and LB Haringey. The application site is approximately 7m away from the borough boundary and therefore within close proximity to the Highgate Village Conservation Area located in LB Camden.

Relevant History

None from LB Camden perspective.

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS1 (Distribution and growth)

CS5 (Managing impact of growth)

CS14 (Promoting high quality places and conserving heritage)

Development policies:

DP16 (The transport implications of development)

DP18 (Parking standards and limiting the availability of car parking)

DP19 (Managing the impact of parking)

DP24 (Securing High quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011:

CPG1-Design: Chapters 1, 2, 3 & 4

CPG6- Amenity: Chapters 6 & 7

Highgate Conservation Area Appraisal and Management Strategy 2007

London Plan 2011

NPPF 2012

Assessment

Introduction:

The proposals involve a partial change of use of the ground floor from a bookshop (Class A1) to a veterinary surgery (Class D1). The remainder of the main building at ground to second floor levels will be retained as a four bedroom residential unit (Class C3). It is also proposed to add a bathroom, kitchen and two additional bedrooms to the existing dwelling located to the rear of the main building for use as a single family dwelling house (Class C3).

External alterations include the replacement of a window with a door at rear first floor level of the listed building in order to provide for a fire exit. Other alterations include the erection of a mezzanine extension at first floor level on the later addition (1970's) located to the rear of the main building, to provide for a larger kitchen and a new living area. This would result in the building being extended a further 2.8m deep to match the existing building line of the extension at the adjoining property at no. 48 Highgate High Street, and would provide an additional floor area of approximately 11.2m². The existing sloping glazed roof is proposed to be replaced with a conventional roof, and a new sliding door will provide access to this roof from the first floor living room, and will incorporate a new railing to form a small terraced area at this point.

Internal alterations include installation of partitioning at ground floor level in the modern element of the site located to the rear of the main building, adjustment of internal ground floor levels, the installation of an internal staircase at first floor level to provide direct access into the proposed living area, and reconfiguration of the existing staircase located at ground floor level.

Land Use:

From a land use perspective the change of use from Class A1 to D1, measuring approximately 39m² in size is not anticipated to cause any significant harm to the character of the area given that a ground floor commercial use would be retained, which is similar to the character of the buildings located within LB Camden. This is primarily owing to the relatively small nature of the unit in this instance.

Conservation Area:

The key issue in this case is the replacement of the existing timber framed sash window located at first floor level on the listed part of the site into a timber door with glass panels incorporated into the upper part. Given that this and the other proposed external alterations to the property are confined to the rear of the application site, it is considered that there would be no perceived harm to the grade II listed building or the setting of the nearby conservation area.

Transport:

A CPZ currently operates within the LB Camden and the area has a PTAL rating of 3 which indicates that the site has moderate access to the public transportation network. Given that there will be no uplift of residential premises at the site and the limited size of the ground floor commercial unit (39sqm) it is not envisaged the proposed scheme would result in any significant adverse transportation implications within LB Camden.

Amenity:

In terms of amenity considerations, the proposed change of use is not envisaged to result in any significant issues such as loss of privacy/overlooking, outlook/sense of enclosure, sunlight/daylight or noise/disturbance to any residents in LB Camden primarily owing to the relatively small size of the unit in question, and the nature of the proposed works.

Recommendation: No objection

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