

Mr Chris Moore
McBains Cooper
120 Old Broad Street
London
EC2N 1AR

Application Ref: **2012/2745/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

16 July 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
175 Highgate Road
London
NW5 1PN

Proposal:
Change of use from a 1x 3-bed residential flat (Class C3) to teaching space (Class D1) at basement level, including damp proofing works to floor and walls and full refurbishment, with minor alterations to the layout and refurbishment to the ground floor.

Drawing Nos: Site Location Plan (Ref:LPD55617-01) (Prefix LPD55617) 02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 07 Rev A; Design and Access Statement by McBains Cooper (Ref: LPD55617-2012.05.22); Heritage Statement by McBains Cooper (Ref: LPD55617-2012.05.22); Letter by Nordoff Robbins dated 01/06/2012

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 use hereby permitted shall not be carried out outside the following times 08:30 hrs and 18:30 hrs on Mondays to Saturdays. It shall not be carried out at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to commencement of the use of the basement hereby approved, the window located on the front elevation at basement level shall be fixed shut, and permanently maintained thereafter.

Reason: To safeguard the amenities of the adjacent residential premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) and of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan (Ref:LPD55617-01) (Prefix LPD55617) 02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 07 Rev A; Design and Access Statement by McBains Cooper (Ref: LPD55617-2012.05.22); Heritage Statement by McBains Cooper (Ref: LPD55617-2012.05.22)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Compliance and Enforcement

team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution and growth); CS5 (Managing the impact of growth and development); CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing); DP16 (The transport implications of development); DP17 (Walking, cycling and public transport); 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). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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