

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/12/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2010/5695/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8A Highgate Road London NW5 1NR				0922-PL-020 & 0922-PL-021A			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Discharge of condition 5 (detailed drawings) pursuant to planning permission dated 10/07/2008 ref: 2005/0271/P, for erection of a three storey building comprising a retail unit (Class A1) on the ground floor and 2x 1-bedroom residential flats (Class C3).							
<b>Recommendation(s):</b>		Approve					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		n/a					
<b>CAAC/Local groups* comments:</b> *Please Specify		n/a					

## Site Description

The application site comprises a vacant site located on the north-east side of Highgate Road, between the junctions with Fortress Walk (to the north) and Kentish Town Road / Fortress Road (to the south). At present an advertising hoarding is erected on the Highgate Road frontage.

## Relevant History

**2009/5427/P:** pp **granted** for the erection of a roof extension with four front dormer windows to create an additional studio flat and associated alterations to the front elevation, as revisions to planning permission 2005/0271/P, dated 10/07/2008, for the erection of a three storey building comprising a retail unit (Class A1) on the ground floor and 2x 1-bedroom residential flats (Class C3) above.

**2005/0271/P:** pp granted for the erection of a three storey building comprising a retail unit (Class A1) on the ground floor and 2x 1-bedroom residential flats (Class C3) above.

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage  
DP24 Securing high quality design

### Camden Planning Guidance 2006

## Assessment

Approval is sought for submission of details pursuant to condition 5 (detailed drawings) pursuant to planning permission dated 10/07/2008 ref: 2005/0271/P, for erection of a three storey building comprising a retail unit (Class A1) on the ground floor and 2x 1-bedroom residential flats (Class C3). The approved scheme was later amended by permission ref. 2009/5427/P, which is still subject to the satisfaction of previous conditions.

### Condition 5

Detailed drawings, including annotation of materials, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- a) Elevation and section drawings of front elevation windows, including frames and window surrounds at scale 1:20.
- b) Elevation and section drawings of front elevation roof parapet and cornice at scale 1:20.
- c) Elevation and section drawings of the shopfront at 1:20 scale.

### Assessment

The submitted details are considered satisfactory and ensure that a high level of design is achieved. The proposed materials and detail design for the windows, parapet wall and ground floor shopfront satisfy the requirements of condition 5 and consequently they are considered acceptable. It is recommended that condition 5 be discharged.

**Recommendation:** Approve.

## Disclaimer

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