



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

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www.camden.gov.uk/planning

Mr Alastair Norton  
Norton Mayfield Architects  
Suite 10, Cherry Tree  
Union Road  
Sheffield  
S11 9EF

Application Ref: **2009/5427/P**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

28 June 2010

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 Subject to a Section 106 Legal Agreement

Address:  
**8A Highgate Road**  
**London**  
**NW5 1NR**

#### Proposal:

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.

Drawing Nos: Site Location Plan 0922-PL-001; 0922-PL-020; 0922-PL-021; 0922-PL-022; HR/08A/02 Rev A; HR/08A/03 Rev A; HR/08A/04 Rev A; HR/08A/05 Rev A; HR/08A/06 Rev A; HR/08A/07 Rev A; 0922-PL-010C; 0922-PL-011C; 0922-PL-012C.

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 shall be carried out in accordance with the



following approved plans Site Location Plan 0922-PL-001; 0922-PL-020; 0922-PL-021; 0922-PL-022; HR/08A/02 Rev A; HR/08A/03 Rev A; HR/08A/04 Rev A; HR/08A/05 Rev A; HR/08A/06 Rev A; HR/08A/07 Rev A; 0922-PL-010C; 0922-PL-011C; 0922-PL-012C.

Reason:

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

Informative(s):

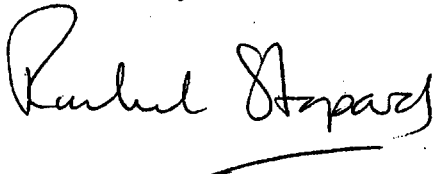
- 1 You are reminded that this planning permission is a variation of planning permission 2005/0271/P, dated 10/07/2008, and conditions attached to that permission continue to apply. Furthermore, you are advised that conditions 2 (Archaeological investigation), 3 (Trellis associated with first floor rear terrace), 5 (Details of front elevation windows, roof parapet and cornice, shopfront), 6 (Lifetime homes) and 7 (Sustainability statement) require details to be submitted to the Local Planning Authority for consideration.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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.
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).

- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website [www.camden.gov.uk/waste](http://www.camden.gov.uk/waste)
- 9 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the design of the new building and the subsequent operation of the use.
- 10 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life), SD2 (Planning Obligations), SD6 (Amenity for occupiers and neighbours), H1 (New Housing), H7 (Lifetime homes and wheelchair housing), H8 (Mix of units), B1 (General design principles), B4A (Shopfronts), T3 (Pedestrians and cycling), T8 (Car free housing and car capped housing), T9 (Impact on parking) and T12 (Works affecting highways). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).