

Michael Neocleous
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222 Archway Road
London
N6 5AX

Application Ref: **2010/1990/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

2 July 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

Address:

**27 Highgate High Street
London
N6 5JT**

Proposal:

Change of use of basement from ancillary residential use (Class C3) to ancillary retail use (Class A1), change of use of part of rear ground floor room from residential use (Class C3) to retail use (Class A1) and alterations to the rear fenestration.

Drawing Nos: 0929-00-001; 0929-00-101A; 0929-00-201A; 0929-00-202A; 0929-00-221;
0929-98-201; 0929-98-202; 0929-98-221; 0929-00-222A; 0929-98-222.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 0929-00-001; 0929-00-101A; 0929-00-201A; 0929-00-202A; 0929-00-221; 0929-98-201; 0929-98-202; 0929-98-221; 0929-00-222A; 0929-98-222.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 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 or on the website 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.
- 2 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 SD6 (amenity for occupiers and neighbours), B6 (listed buildings), B7 (conservation areas), H3 (protecting existing housing), R2 (General impact of retail and entertainment uses), R3 (Assessment of food and drink uses and licensed entertainment) . For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.
- 3 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).

Disclaimer

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