

Delegated Report		Analysis sheet		Expiry Date:		02/07/2010	
		N/A / attached		Consultation Expiry Date:		02/06/2010	
Officer				Application Number(s)			
Amanda Peck				2010/1990/P			
Application Address				Drawing Numbers			
27 Highgate High Street London N6 5JT				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
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 .							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	A site notice was displayed between 12 May and 2 June and no consultation responses received						
CAAC/Local groups comments:	Highgate CAAC, 25 May – No objection						

Site Description

This is a Grade II listed building on the south side of Highgate High Street within the Highgate Village Conservation Area. The site is within a protected neighbourhood centre. The ground floor units are in retail use and the upper floors are one vacant residential unit. There is an adjacent access way leading to a rear courtyard. The residential unit is accessed via the access way, there are two existing entrances to the upper floors; one from the access way and one from the rear garden and a ground floor rear lobby room. The basement storage area is also accessed from this ground floor rear lobby room and it appears that this is ancillary to the residential use. It is likely that the residential accommodation was originally constructed as two units.

Relevant History

- 2010/0018/L- Internal alterations to existing upper floor maisonette, internal alteration to ground floor rear lobby area in association with ground floor retail use, refurbishment of existing windows, installation of roof lights and installation of new windows on rear elevation at ground and first floor level. Approved 8 April 2010
- 2010/0454/P - Conversion of basement to create a self contained flat (Class C3) including formation

of rear lightwell. Withdrawn 8 April 2010

- Informal enforcement investigation- removal of internal features in the property (En09/0914)

Relevant policies

Replacement Unitary Development Plan 2006

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

Highgate Village Conservation Area Statement

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS7 – Promoting Camden's centres and shops

DP2 – Making full use of Camden's capacity for housing

CS14 – Promoting high quality places and conserving our heritage

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Background - Work has already commenced on site and following an informal enforcement investigation Listed Building Consent was granted for a number of internal refurbishment works and changes to the rear fenestration of the building. A planning application was submitted at the same time for the creation of a basement residential unit and this was withdrawn due to issues with the size of the basement unit and the amount of natural light. This current application is therefore to regularise the use of the basement and the rear ground floor room in light of the works approved under the Listed Building Consent.

Proposal - The existing ground floor rear lobby room will largely be changed from a room associated with the residential use to two rooms ancillary to the retail use, as will the basement storage area. There are also changes proposed to the rear fenestration with the installation of a new door and window at ground floor level, the addition of one rooflight and changes to the window pattern to the closet wing.

Change of use - Whilst the application involves the loss of residential floorspace which would be contrary to policy H3, the floorspace in question is ancillary space consisting of an uninhabitable basement area and a large entrance hallway. The associated refurbishment works will also result in an increase in the quality of residential accommodation provided on site. It is therefore considered that the loss of residential floorspace is acceptable in this instance.

The site is within a designated neighbourhood centre and therefore the increase in retail floorspace is welcomed. The improved facilities to be provided on the ground floor and the additional basement storage space will improve the quality of the retail unit and therefore its contribution to the vitality of the centre.

Design - The changes to the rear fenestration are considered to be acceptable and will not affect the character or historic interest of the listed building.

Impact on listed building - The works are all considered acceptable and have already received Listed Building Consent

Amenity for residents - The changes to the fenestration all occur on an elevation with existing windows and will not result in any overlooking issues. The rest of the works are all internal only. It is therefore considered that there will not be any impact on any adjoining properties in terms of overlooking or overshadowing. The enlargement of the retail unit is also not considered to impact on the adjoining residential units in terms of noise and disturbance.

Recommendation - It is recommended that planning permission is granted.

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