

Clear Designs
The Studio
38 Churchill
Loughton
Essex IG10 1LA

Application Ref: **2009/4832/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

7 December 2009

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

Approval of Details Part Granted/Refused

Address:

**Highgate Road Chapel
Highgate Road
London
NW5 1BS**

Proposal:

Approval of details pursuant to Conditions 3C (Commemorative Stone Protection) , Condition 3E (Roof Vents) and Condition 14 (Ventilation) of planning permission ref 2005/0888/P, dated 23/06/2006 for redevelopment of existing chapel, Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential units within the chapel.

The Council has considered your application and decided the following:

a) to GRANT APPROVAL for:

Condition 3E (Roof Vents) and Condition 14 (Ventilation)

Drawing Nos: Site Location Plan, PL/172-201 Rev A; PL/172-202-2 Rev D; PL/172-203 Rev C; PL/172-205 Rev C; photo of ventilation brick; Item 3 and Item 4



b) to REFUSE :

Condition 3C (Commemorative Stone Protection)

Drawing Nos: 172 SK-58

Reasons for Refusal

- 1 Due to the lack of information submitted, the Council has not been able to determine the impact of the granite setts located in the front parking area of the application site. The lack of such details may fail to preserve the character and appearance of the building and the Dartmouth Park Conservation Area contrary to policy B1 (general design principles), B3 (Alterations and extensions) and B7 (Conservation Area) of the London Borough of Camden Unitary Development Plan 2006.

Informative(s):

- 1 You are reminded that Condition 3 a (railings), part of 3 b (structural glazing & steel cladding), Condition 3c (Commemorative Stone Protection), part of 4 (landscaping), 10 (tree protection), and 11 (internal lighting), of Planning Consent 2005/0888/P granted on 23 June 2006 require details to be submitted to and approved in writing by the local planning authority.
- 2 You are advised that the matter of the unauthorised rooflights has now been passed to the Enforcement Team to consider the expediency of taking enforcement action to secure their removal.
- 3 You are advised that the Council is unable to consider the details submitted in relation to Condition 3D (rooflights) as the information provided does not correspond with the requirements of the condition. This condition states that the rooflights should 'be set flush with the plane of the roof'. In order for the Council to consider such details the correct procedure would be to submit an application to vary or remove this condition.
- 4 Notwithstanding the details hereby approved, permission is not granted for the discharge of condition 3D (Rooflights)

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