

Mr Michael Lynas
Lynas Architecture Ltd
Studio 3 Arthaus
203 Richmond Road
London
E8 3NJ

Application Ref: **2014/4571/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974

23 September 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Ground floor unit
12 Highgate Road
London
NW5 1AS**

Proposal: Alterations to shop front elevations of ground floor unit.

Drawing Nos: PL(10)010 (Location Plan); PL(10)012 (Site Plan); EX(10)100/P1 (Existing Ground Floor Plan); EX(10)300/P1 (Existing Elevations); PL(10)100/P2 (Ground Floor Plan); PL(10)200/P1 (Existing and Proposed Section through Facade) and PL(10)300/P1 (Proposed Elevations).

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans PL(10)010 (Location Plan); PL(10)012 (Site Plan); EX(10)100/P1 (Existing Ground Floor Plan); EX(10)300/P1 (Existing Elevations); PL(10)100/P2 (Ground Floor Plan); PL(10)200/P1 (Existing and Proposed Section through Facade) and PL(10)300/P1 (Proposed Elevations).

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

Informative(s):

- 1 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 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment