

Mr Craig Henderson  
7 Europa Studios  
Victoria Road  
London  
NW10 6ND

Application Ref: **2014/1397/P**  
Please ask for: **Christopher Heather**  
Telephone: 020 7974 **1344**

11 December 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**Carob Tree**  
**15 Highgate Road**  
**London**  
**NW5 1QX**

#### **Proposal:**

Variation of condition 4 (removal of sedum roof and replacement with rainwater collection plane at roof level) of approved scheme granted on 30/03/2012 (ref: 2011/3819/P for the Change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation).

Drawing Nos: SA/PL/101/06 Rev F, as received 17/10/2011; -07 Rev F, as received 17/10/2011; -08 Rev F, as received 17/10/2011; -09 Rev D, as received 17/10/2011; -10 Rev D, as received 17/10/2011; -11 Rev D, as received 17/10/2011; -13 Rev E, as received 17/10/2011; -14 Rev D, as received 17/10/2011; -sk01 Rev C, as received 17/10/2011. 15/HR/P/009; 15/HR/P/011; 15/HR/P/013; J2518-M-PS-B01 Revision C; J2518-M-DR-B01 Revision D; J2518-M-DR-001 Revision C; 15HR 505 Revision A; Document entitled 'Rainwater Harvesting System: Maintenance Method Statement'; Document entitled 'Leaf guards: Harmer aluminium two-way rainwater outlet with grating to restrict entry of solids to system'.



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 A Sample panel of all new facing materials including brickwork (with a sample demonstrating the proposed brick type, colour, texture, face-bond and pointing) and roof cladding shall be provided on site and approved by the Council before he relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel(s) shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the first occupation of the building the leaf guards hereby approved shall be installed and thereafter maintained in accordance with the 'Maintenance Method Statement'.

Reason: To ensure that the rainwater harvesting system is suitably maintained in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the

plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

SA/PL/101/06 Rev F, as received 17/10/2011; -07 Rev F, as received 17/10/2011; -08 Rev F, as received 17/10/2011; -09 Rev D, as received 17/10/2011; -10 Rev D, as received 17/10/2011; -11 Rev D, as received 17/10/2011; -13 Rev E, as received 17/10/2011; -14 Rev D, as received 17/10/2011; -sk01 Rev C, as received 17/10/2011. 15/HR/P/009; 15/HR/P/011; 15/HR/P/013; J2518-M-PS-B01 Revision C; J2518-M-DR-B01 Revision D; J2518-M-DR-001 Revision C; 15HR 505 Revision A; Document entitled 'Rainwater Harvesting System: Maintenance Method Statement'; Document entitled 'Leaf guards: Harmer aluminium two-way rainwater outlet with grating to restrict entry of solids to system'.

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

- 7 The existing pub 'totem style' sign located on Highgate Road shall be retained and maintained as such in perpetuity following the implementation of this development.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development

Policies.

- 8 Notwithstanding the details hereby approved and prior to commencement of development, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new residential units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the details hereby approved and prior to commencement of development details of a cycle storage area for a minimum of 4 cycles shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new residential units and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 10 Notwithstanding the details hereby approved and prior to the commencement of development, details of the roof terrace including clear annotations of the usable/non usable areas shall be submitted to and approved by the Council. The approved measures associated with the terrace shall be carried out in accordance with the details thus approved and permanently maintained and retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to ensure a satisfactory external appearance to the premises in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Please note that it is not considered necessary to submit further information in respect of conditions 2, 8, 9 and 10. The wording of the conditions is the same as was imposed on the original planning application (Ref: 2011/3819/P), and the required information has previously been submitted and found to be acceptable. The references are 2014/3461/P (granted on 7/7/2014), 2014/0910/P (granted on 11/8/2014) and 2014/1030/P (granted on 9/4/2014), and the development should

be constructed and operated in accordance with the approved details.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment