

Simon Wallis
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2014/6628/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

25 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Linton House
39-51 Highgate Road
London
NW5 1RT

Proposal:
Part change of use of the basement and ground floors from business/office space (Class B1) and dance studio (Class D2) to gym (Class D2) and residential foyer facilities (Class C3); replacement of the existing ground floor windows and doors to match the upper floors and replacement existing parapet.

Drawing Nos: 152-009 P2; 152-120 P2; 152-119 P2; 152-421 P1 dated February 2015, 152-322 P1; 152-332 P1; 152-333 P1; 152-323 P1; 152-331 P1 dated September 14; 152-033 P1; 152-032 P1; 152-031 P1; 152-001 P1 dated August 2014

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

152-009 P2; 152-120 P2; 152-119 P2; 152-421 P1 dated February 2015, 152-322 P1; 152-332 P1; 152-333 P1; 152-323 P1; 152-331 P1 dated September 14; 152-033 P1; 152-032 P1; 152-031 P1; 152-001 P1 dated August 2014

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

Informative(s):

- 1 The proposed change of use of the basement and ground floors from office, storage and dance studio (D1) to gym and residential foyer facilities is acceptable as the space is no longer suitable for the existing uses. It is unlikely given the prior approvals granted (and part implemented) on the first to fourth floor that there is much potential for the use of the office storage to continue. The proposal will not cause any harm to the amenities of existing residential neighbours or prejudice the continued use of the offices on the lower floors of the building or the use of neighbouring properties for commercial or light industrial purposes.

Whilst the development will have some impact on the loss of technical office space, it is considered that the basement storage space is unusable as office space as it receives little natural light or ventilation. The basement will be brought back into active use, becoming D2 floor space to extend the gym. In addition, the changes to the ground floor fenestration will encourage renewal and modernisation of the existing office stock and will give the building an overall cohesive style given the permissions granted to alter the top floors fenestration. The removal and reinstatement of the parapet will increase the building's longevity and will partially screen the additional floor already approved.

One objection have been received and duly taken into account. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1,

CS8 and CS10 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP15, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 4.1 and 4.3 of the London Plan 2011; and paragraphs 14, 17, and 56 - 66 of the National Planning Policy Framework.

- 2 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).
- 3 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

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