

Mr. Alan Sharples  
Save the Children  
1 St John's Lane  
London  
EC1M 4AR

Application Ref: **2014/7247/P**  
Please ask for: **Neil Luxton**  
Telephone: 020 7974 **6552**

6 July 2015

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**43 Highgate High Street**  
**London**  
**N6 5JX**

Proposal:  
Installation of mouldings to existing glazed shop front (retrospective).  
Drawing Nos: Proposed Front Elevation; Proposed Side Elevation;

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans Proposed Front Elevation; Proposed Side Elevation.



Reason:

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

Informatives:

1 Reasons for granting permission.

The proposed shop front, which has already been installed, includes mouldings and pilaster detailing affixed to the existing glazing. The mouldings are considered to enhance the previous shop front providing a welcome element of articulation and vertical separation which more closely resembles the proportions of neighbouring historic shop fronts and the verticality of the upper floor window pattern.

The proposed mouldings do not result in harm to the character and appearance of the host building, streetscene or conservation area and are considered to reduce the harm of the previous fully glazed shop front.

There are no amenity issues for neighbours arising from this proposal. The shop front would have level access and so acceptable for DDA purposes and the shop door would be in excess of 700 mm.

The application was advertised by press and site notice and 4 neighbours were consulted. No objections were received. The site's appeal and planning history was taken into consideration.

As such the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 & DP25 of the London Borough of Camden Local Development Framework. The proposal also accords with policies 7.4 & 7.6 & 7.8 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 56-68 of the National Planning Policy Framework.

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

