

Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2015/7181/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

23 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

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

Proposal: Details of condition 3 (CMP), 4 (Sound insulation), 5 (Samples of materials for external surfaces) pursuant to planning permission ref. 2013/3494/P (granted on appeal under ref. APP/X5210/A/13/2207697) dated 03/03/2014 (for an additional floor at roof level to provide 7 residential flats and a ground floor extension to provide an entrance, cycle, refuse storage and condenser units).

Drawing Nos: Sound insulation Report by Gillieron Scott dated 16.12.15, CMP for Linton house rev August 2015, Penthouse CMP Update March 2016 Rev 14 dated 18.3.16, Ibstock brick sample (Chester Red Blend code 3596 type smooth wirecut, drawing 152/459/P1 , materials Schedule report by CSA dated Dec 2015.

The Council has considered your application and decided to approve the details.



Informative(s):

1 Reasons for approval:

The submitted details included in the Construction Management Plan (Condition 3) are considered acceptable and address the local constraints and pedestrian safety.

The submitted Acoustic report (condition 4) includes details of mitigation that have been assessed and found acceptable.

The proposed submitted schedule of materials (condition 5) to include details of brick cladding, glass balustrade screens, timber fence and decking, roofing materials and acoustic screens is considered acceptable for this site and development.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and street scene or on neighbouring amenity.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP21, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

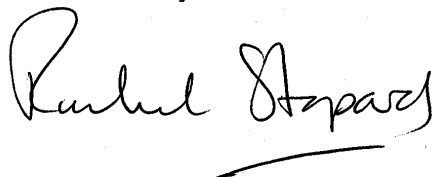
2 You are reminded that conditions 6 (balustrade) and 7 (cycle storage) of planning permission ref. 2013/3494/P (granted on appeal under ref: APP/X5210/A/13/2207697 dated 03/03/2014) are outstanding and require details to be submitted and approved.

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



Rachel Stopard
Director of Culture & Environment