

Mr. Michael Russum  
Birds Portchmouth Russum Architects  
Unit 11  
Union Wharf  
23 Wenlock Road  
London  
N1 7SB

Application Ref: **2016/0529/P**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

12 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

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

Proposal:  
Details of all new external windows and doors as required by condition 2, privacy screening as required by condition 7 and sedum roof as required by condition 8 of planning permission 2012/6826/P allowed on appeal on 11/12/2013 for; the erection of four storey building comprising commercial (Class B1a) at lower ground (Pond Square level), retail (Class A1) at ground (Highgate High Street level) and 1 x 3 bed self-contained maisonette (Class C3) at first and second floor levels following demolition of existing single storey buildings.

Drawing Nos: Samples:

Render Manufacturer : Sto or similar; Stolit : 2,0 Stippled and 3,0 Rilled in off white 16290

Brick: Manufacturer : Ibstock Funton Second Hand Stock, Flemish bond with flush and brushed natural pointing;

Timber cladding: Manufacturer : Holme Valley Joiners Oak boarding;

Basalt plinth Manufacturer : Rockford or similar Colour : Black;

Window frames: Manufacturer : IQ Glass or similar, Anodised aluminium as 'Anolok 547' by United Anodisers;

Shopfront frames: Manufacturer : IQ Glass, PPC aluminium as 'Braun C-34' by Tiger;



Door frames: Manufacturer : Holme Valley Joiners or similar; Oak as 'European Oak' by Urban Front;  
Fret metal panel: Manufacturer : Drawn Metals; PPC aluminium to match shopfront frames (sample F).

HG.SH.961; HG.SH.962; HG.SH.963; HG.SH.964; HG.SH.965; HG.SH.966; HG.SH.967;  
HG.SH.968; HG.SH.969; HG.SH.931; HG.SH.932; HG.SH.933;  
HG.CA.460; HG.CA.461; HG.CA.462; HG.CA.463; HG.CA.464; HG.CA.465; HG.CA.467;  
HG.CA.520; HG.CA.510;  
HG.DT.830; Bauber green roof specification and plant species sheet pages 4-12 of Supporting Documents 160201 Planning Conditions - 2of2.pdf

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

Condition(s) and Reason(s):

Informative(s):

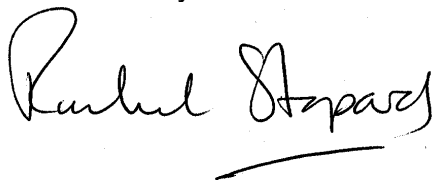
- 1 You are reminded that condition 2 (contract for the carrying out of the works of redevelopment) of Appeal B allowed at appeal on 11 December 2013 (APP/X5210/E/13/2200587 / 2012/6878/C) is outstanding and require details to be submitted to and approved by the Council.

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