

Delegated Report		Analysis sheet	Expiry Date:	28/03/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Charles Rose			2016/0529/P	
Application Address			Drawing Numbers	
69 Highgate High Street London N6 5JX			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
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 at 69 Highgate High Street, London N6 5JX.				
Recommendation(s):		Grant approval of details		
Application Type:		Approval of Details		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	2
Summary of consultation responses:	No neighbouring objections were received.					
CAAC/Local groups* comments: *Please Specify	<p>Highgate CAAC objected on the following grounds</p> <p>The CAAC felt that the attempt to satisfy the conditions approved after the appeal on this site is not satisfactory and much further work is needed if this permission is to be successfully implemented without causing undue damage to the conservation area. The issue of the effect on the light of the neighbouring building has not been resolved. The windows at the rear of the building are still over sailing the public realm in a dangerous manner. The canopy on the flower stall intrudes much too far over the pavement again a public area. There is no CMP and no information about how this building will be constructed without impeding the public highway and obstructing the footpath. Using the other side of the road is not an answer since there are no adequate crossing facilities for the many pedestrians who need access to the High street and west hill. This application should not be approved until these matters are resolved.</p> <p><i>Officer response:</i> <i>The application has been allowed at appeal. No issue with regard the effect of light on neighbouring building was raised as an issue by the inspector. This application is for the discharge of specific conditions of the scheme the details of which are set out in the main body of the report below</i></p> <p><i>The rear windows, over sailing of the canopy do not change from the appeal scheme and have been allowed. The highways team have confirmed that dimensions of the canopy over the footway on Highgate High Street are appropriate. The applicant is required to apply for a separate Overhang License separately to planning which is currently being drawn up.</i></p> <p><i>The permission is subject to a S106 legal agreement which includes a CMP. This will be dealt with separately and does not form part of this application.</i></p> <p>Highgate Society commented on the following grounds</p> <ul style="list-style-type: none"> • Various described as 18 Pond St or 69 Highgate High St the site is seen on Title Plan LN50197 all to be in the curtilage of 67, the only Royal Mail address until recently and the one used for previous applications 9570135 & LE9900339. • Appeal Floor plans extend beyond the Location Plan which itself extends beyond the curtilage shown on the Title Plan contrary to Certificate A of the original application. • Any approval under conditions should explicitly confirm that Listed Building approval under the Planning (Listed Buildings and Conservation Areas Act) 1990 sections 1(5)(a)&(b) and 7 is needed before any work to the flower stall etc and that agreement of adjoining owners, principally the Council, would be separately required. 					

- Details under Appeal A, Conditions 2 & 7 appear consistent with the appeal drawings but fail to meet the Inspector's criteria in paras 10. 11. 12 & 17:"10. The High Street elevation at ground floor level would incorporate divided glazed shopfronts as a continuation of those to the east ... with the alignment of elements within the façade in keeping with the levels and incremental development of the adjacent terrace. 11. ...and other projecting windows to the High Street elevation echoing existing oriel windows in the vicinity.
- The scheme thus presents a logical and ordered approach to the site that responds to the surroundings. ... the proposal nevertheless makes appropriate references to the features of neighbouring buildings while also recognising and responding to the unique qualities of the site, including the existing variety around the junction.. ... the appeal proposal in time could be expected to be assimilated positively in the local townscape rather than be over-dominant."
- Approval may be refused, deferred or allowed subject to the criteria being considered against the Listed Building application.
- Appeal B, Condition 2 will require the Listed Building approval.

Officer response:

This application seeks to discharge 3 planning conditions of the scheme allowed on appeal.

The information set out in points in the first three points in the comments received are therefore not relevant to this application

The comments by the inspector in various paragraphs led him to approve the scheme at appeal. The details submitted to discharge condition 2 which relate to the relevant paragraph exactly match the application drawings. Please refer to the main body of the report.

In relation to the point made in relation to appeal B; condition 2 of the Inspector's report reads

The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

This has not been applied for as part of this application and will be assessed when details are submitted for approval.

Site Description

The application site is a small wedge-shaped site which sits on the north end of Highgate High Street where it meets Highgate West Hill. The narrow lane Snow Hill forms the rear boundary. The site has 3 frontages, namely Highgate High Street, the corner frontage and the Snow Hill lane. Highgate High Street represents the borough boundary with Haringey at this point.

The application site is located within Highgate Conservation Area.

Relevant History

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 1x3 bed self-contained maisonette (Class C3) at first and second floor levels following demolition of existing single-storey buildings.

Relevant policies

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 Securing high quality design 112

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP30 Shopfronts

Assessment

1.0 Proposal

1.1 Details have been submitted relating to condition 2 (all new external windows and door details); 7 (privacy screening) and 8 (sedum roof) of permission 2012/6826/P allowed on appeal on the 11 December 2013.

2.0 Condition 2: new external windows and door details

2.1 Condition 2 of the planning permission (Appeal A) reads:

2) No development shall take place until the following details of the building hereby permitted have been submitted to and approved in writing by the local planning authority:

i) plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1

ii) typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing

iii) plan, elevation and section drawings of the new shopfronts at a scale of 1:20

iv) samples and manufacturer's details of all materials to be used in the construction of the external surfaces of the building including windows and door frames, glazing, fret metal work, render and timber cladding.

Development shall be carried out in accordance with the approved details.

2.2 The details of the doors, windows, railing and shopfront all match the approved drawings. The drawings show a high quality architectural response to the detailing which would reinforce the high quality original design and ensure the quality expected on this sensitive site. The details are considered satisfactory to meet the requirements of the conditions. I recommend the conditions be discharged.

2.3 The materials to be used on the external façade include smooth Sto render; lbstock Funton stock brick; Oak boarding timber cladding; black basalt plinth; Anodised aluminium window frames and shopfronts and European oak doors. The materials match those approved by the appeal scheme. The materials are of a high quality and would preserve the character and appearance of the contemporary design. The applicants have confirmed the bricks would be laid in a Flemish bond with flush and brushed natural pointing to match with the adjoining properties. The details are considered satisfactory to meet the requirements of the condition. It is recommended that the condition 2iv be discharged.

2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under **s.72** of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.0 Condition 7: privacy screening

3.1 Condition 7 reads

7) No roof areas of the building hereby permitted shall be used as a balcony, roof garden or similar amenity area other than the area at second floor level shown as an external terrace on the approved plans. The use of that area as a terrace shall not commence until privacy screening has been installed in accordance with details that shall be submitted to and approved in writing by the local planning authority and thereafter the screening shall be permanently retained.

3.2 The privacy screen would be 1.5m high and include frosted glass panels facing the neighbouring properties. The details are considered to satisfactory to meet the requirements of the condition. They would prevent any overlooking to the affected neighbouring properties and it is therefore recommended the condition be discharged.

4.0 Condition 8: sedum roof

4.1 Condition 8 reads:

8) No development shall take place until details of the sedum roof including species, planting density, substrate and a section at a scale of 1:20 showing that adequate depth is available in terms of the construction and long term viability of the sedum roof and a programme for a scheme of maintenance have been submitted to and approved in writing by the local planning authority. Prior to the occupation of the dwelling the sedum roof shall be fully provided in accordance with the approved details and thereafter it shall be retained and maintained in accordance with those details.

4.2 Camden's tree and landscape department were consulted on the details of the sedum roof. The officer commented that "the details submitted pursuant to the discharge of condition 8 (green roof) are considered to show a high quality sedum roof with a sufficient depth of substrate, number of species and management plan to demonstrate sustainability, and promote biodiversity on the site." And that "The details are in keeping with the wording of the condition and comply with the Council's standards for promoting sustainable design and construction, and the requirements on sustainability as set out in CPG3."

4.3 For these reasons the details are considered to satisfactory to meet the requirements of the condition and it is recommended the details relating to condition 8 is approved.

5.0 Recommendation

5.1 Approve details relating to conditions 2 (all external windows and doors), 7 (privacy screening) and 8 (sedum roof).

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th April. For further information please go to www.camden.gov.uk and search for 'members briefing'