

Miss Grace Mollart
Planning Potential Ltd
148
Tooley Street
London
SE1 2TU

Application Ref: **2016/2464/P**
Please ask for: **Conor Healy**
Telephone: 020 7974

13 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**38A Highgate West Hill
London
N6 6LS**

Proposal:

Continuance of temporary change of use from C3 Residential to B1a Offices until the end of December 2016.

Drawing Nos: GA-100/TP03, GA-110/TP00, GA-120/TP00, GA-200/TP02

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 shall be carried out in accordance with the following approved plans GA-100/TP03, GA-110/TP00, GA-120/TP00, GA-200/TP02

Reason:

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



- 2 The use hereby permitted is for a temporary period only and shall cease on or before 31st December 2016, at which time the premises shall revert to their former lawful residential use.

Reason: To protect the supply of housing in the borough in accordance with policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy; and policy and DP2 (Making full use of Camden's capacity for housing).

Informative(s):

- 1 Reasons for granting permission

The application proposes the continuation of a change of use of a two-storey dwelling house from residential (C3) to an architects' site office (B1a) for a temporary period until the end of December 2016.

Policy DP2 resists the loss of permanent housing, however the proposal is for a temporary change of use so would not affect the permanent supply of housing in the borough.

The property is being used to support refurbishment works at Witanhurst House, a Grade II Listed mansion previously classed as a building "at risk". The refurbishment calls for expert and high quality restoration and there have been numerous planning and listed applications in relation to the property as well as applications for Approval of Details.

The continuation of the use will provide additional working space needed by designers and will avoid further proliferation of prefabs in the vicinity of the listed Witanhurst House. It therefore provides necessary working space while protecting the appearance of the Highgate Village Conservation Area and the setting and grounds of the Listed Building, in line with requirements of policy DP24 and DP25.

The proposed works are not considered to have a harmful impact on the amenity of any adjoining occupiers.

No objections were received following consultation and no issues are raised in relation to transport matters. The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS6, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 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.
- 4 The Mayor of London intends to introduce a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time will need to pay a CIL including those submitted before April. This CIL will be collected by Camden on behalf of the Mayor of London. From April Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable. The proposed charge in Camden will be £50 per m2 on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented and we will issue a CIL demand notice setting out what monies needs to paid when and how to pay The CIL will be collected from Camden on behalf of the Mayor.
- 5 Enforcement Action to be Taken

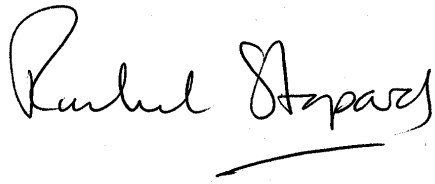
You are advised that, should the use of the premises as a B1a architect office not cease at the end of December 2016, as hereby approved, the Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard
Executive Director Supporting Communities