

22 August 2016

Development Control
London Borough of Camden Town Hall
Argyle Street
London WC1H 8ND

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT
EXTERNAL ALTERATIONS
SITE AT 1A HIGHGATE ROAD, LONDON, NW5 1JY

Please find enclosed an application for planning permission at the above named site. The application is made via the Planning Portal and includes the following plans:

Plan No	Title	Scale
050 P1	Site Location Plan	1:1250
051 P3	Block Plan	1:200
052 P3	Existing and Proposed Roof	1:200
053 P1	Front and Rear Elevations	1:200

The following reports accompany the application:

- Design Statement
- Roof Structural Survey

The Site

The site is 0.07ha in size, and is located to the rear of the properties on the south side of Highgate Road in the north of the designated Kentish Town town centre. The site is accessed via a cobbled alleyway between the 3-storey Bull and Gate public house and 4- and 5-storey mixed use properties with residential use on upper floors (nos. 1-7 odd) fronting onto Highgate Road.

The application building comprises a single-storey double height, late 19th Century brick-built warehouse which has a floor area of 481 square metres. The building is neither statutorily nor locally listed, nor is it a non-designated heritage asset. The site is not part of any industrial or employment land designation.

Relevant Planning History

Prior approval for the residential conversion of the building was granted on 22 June 2016. The consent has not been implemented, and pre-commencement conditions remain outstanding.

The Proposal

It is proposed to:

- Rebuild the rear gables so that there is consistency across the rear elevation
- Infill between the roofs
- Insert velux windows into the roof
- Harmonise the roof materials across the building
- Insert new windows into the rear elevation
- Replace the existing doorway with a new entrance
- Replace the existing cobbles with permeable paving
- Install a new fence in the front courtyard area

The majority of the works would be permitted development.

Commentary

Policies CS14, DP24 and DP26 seek high quality design in redevelopment schemes without harm arising to identified material considerations, including neighbour amenity.

The proposed works will not harm the character of the host building, nor the wider neighbourhood. The scale of change simply means there will be symmetry to the rear elevation and would only be perceptible from the DHL warehouse in Regis Road or Murphy's compound.

There will be no harm to neighbours amenity arising from the works.

Conclusion

In summary, the Development Proposal will not harm any known material consideration

Should any queries arising from the application, I can be contacted on 07545 264 252 or at Kieran@krplanning.com, otherwise we look forward to the expeditious approval of the application.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Kieran', with a stylized flourish underneath.

Kieran Rafferty