

Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2016/3717/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

31 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

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

Proposal:

Change of use of part of ground floor from existing office use (B1) to cycle and refuse storage ancillary to Class C3 residential use (temporary for two years) and associated alterations to stepped access at rear elevation

Drawing Nos: 001 P1, 032 P2, 120 P5, 010 P2, 302 P7, 201 P1

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The use hereby permitted is for a temporary period only and shall cease on or before 2 years from the date of this permission at which time the premises shall revert to their former lawful use.

Reason: The Council would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance with the requirements of policies CS5 and CS8 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13 and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: - 001 P1, 032 P2, 120 P5, 010 P2, 302 P7, 201 P1

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

Informative(s):

- 1 Reasons for granting permission.

The site is located at Linton House, 39-51 Highgate Road which is a 5 storey building. The site has prior approval for the conversion of the upper floors to residential flats and planning permission for a roof extension to provide additional residential flats. The site also has permission for the reconfiguration of the B1 and D2 uses at ground floor and basement levels.

This application is for the relocation of the refuse storage and cycle storage from the external area to the rear (as previously approved) to one of the office units in the ground floor of the building at the rear. This would involve the change of use of part of ground floor from existing office use (B1) to cycle and refuse storage ancillary to Class C3 residential use and associated alterations to stepped access at rear elevation. The residential development on the site is approaching completion and the developer has stated that it is not possible for them to provide the external refuse/cycle storage at this time. The change of use would be for a temporary 2 year period.

The temporary change of use would only involve a minor temporary loss of 66sq.m of office space which would not harm the strategic supply of office space within the borough in accordance with policies CS8 and DP13. The development would still

provide adequate refuse storage and cycle parking in accordance with the Council's standards. The alterations to the rear stairway would be minor and would not harm the appearance of the building or the character of the area in accordance with policy DP24. The development would result in no impact on the amenity of neighbouring properties in accordance with policy DP26.

No objections have been received and the planning history of the site, has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS8, CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP17, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

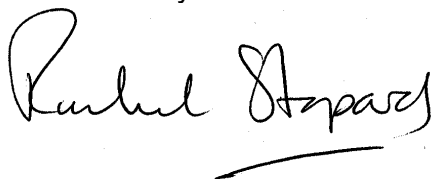
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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



Executive Director Supporting Communities

Rachel Stopard
Executive Director Supporting Communities