

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

Application Ref: **2016/6321/P**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

5 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
69 Highgate High Street
London
N6 5JX

Proposal:

Approval of details in relation to conditions 2iv (samples of materials) planning permission ref: 2012/6826/P allowed on appeal on the 11 December 2013 for 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.

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; Painted hardwood window frame.

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

Informative(s):

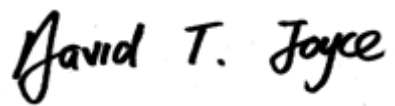
- 1 Reasons for granting consent:
This application seeks to change the material finish of the shopfront windows and doors at 69 Highgate High Street from timber sections overlaid with bronze sheeting and bronzed aluminium to painted hardwood sections of the same profile. The proposed change is considered to preserve the character and appearance of the parade of shops for which the subject site forms a part which are largely made up of painted timber shopfronts. Thus preserving the character and appearance of the area Highgate Village Conservation Area.
Procedurally the Council is discharging condition 2iv (materials) again. All of the materials have been relisted but the only change in materials those outlined above. 2iv was originally discharged on 12/04/2016 ref: 2016/0529/P
No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision, namely the previous discharge of condition 2 on the 12/04/2016 ref: 2016/0529/P.
Special regard has been attached to the desirability of preserving and enhancing the character and appearance of the Highgate 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 proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.
- 2 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities