

Mr Theodoros Thysiades
Stephen Taylor Architects
66A Charlotte Road
London
EC2A 3PE

Application Ref: **2016/6412/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

15 February 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
49 Highgate High Street
London
N6 5JX

Proposal:
Change of use of rear of ground floor from A2 to C3 in association with the first and second floor flat (C3). Installation of replacement shopfront, installation of 2 x ground floor windows to south elevation.

Drawing Nos: 265_00_01 Rev. P1; 265_00_100 Rev. P1; 265_00_101 Rev. P1;
265_00_102 Rev. P1; 265_00_200 Rev. P1; 265_00_201 Rev. P1; 265_10_010 Rev. P1;
265_10_100 Rev. P2; 265_10_101 Rev. P1; 265_10_102 Rev. P1; 265_10_200 Rev. P1;
265_10_201 Rev. P2; Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 265_00_01 Rev. P1; 265_00_100 Rev. P1; 265_00_101 Rev. P1; 265_00_102 Rev. P1; 265_00_200 Rev. P1; 265_00_201 Rev. P1; 265_10_010 Rev. P1; 265_10_100 Rev. P2; 265_10_101 Rev. P1; 265_10_102 Rev. P1; 265_10_200 Rev. P1; 265_10_201 Rev. P2; Design and Access Statement.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all new windows (including jambs, head and cill), and external doors hereby approved;
 - b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfront at a scale of 1:10;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 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).

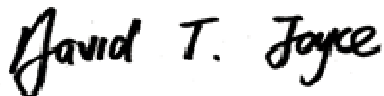
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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



David Joyce
Executive Director Supporting Communities