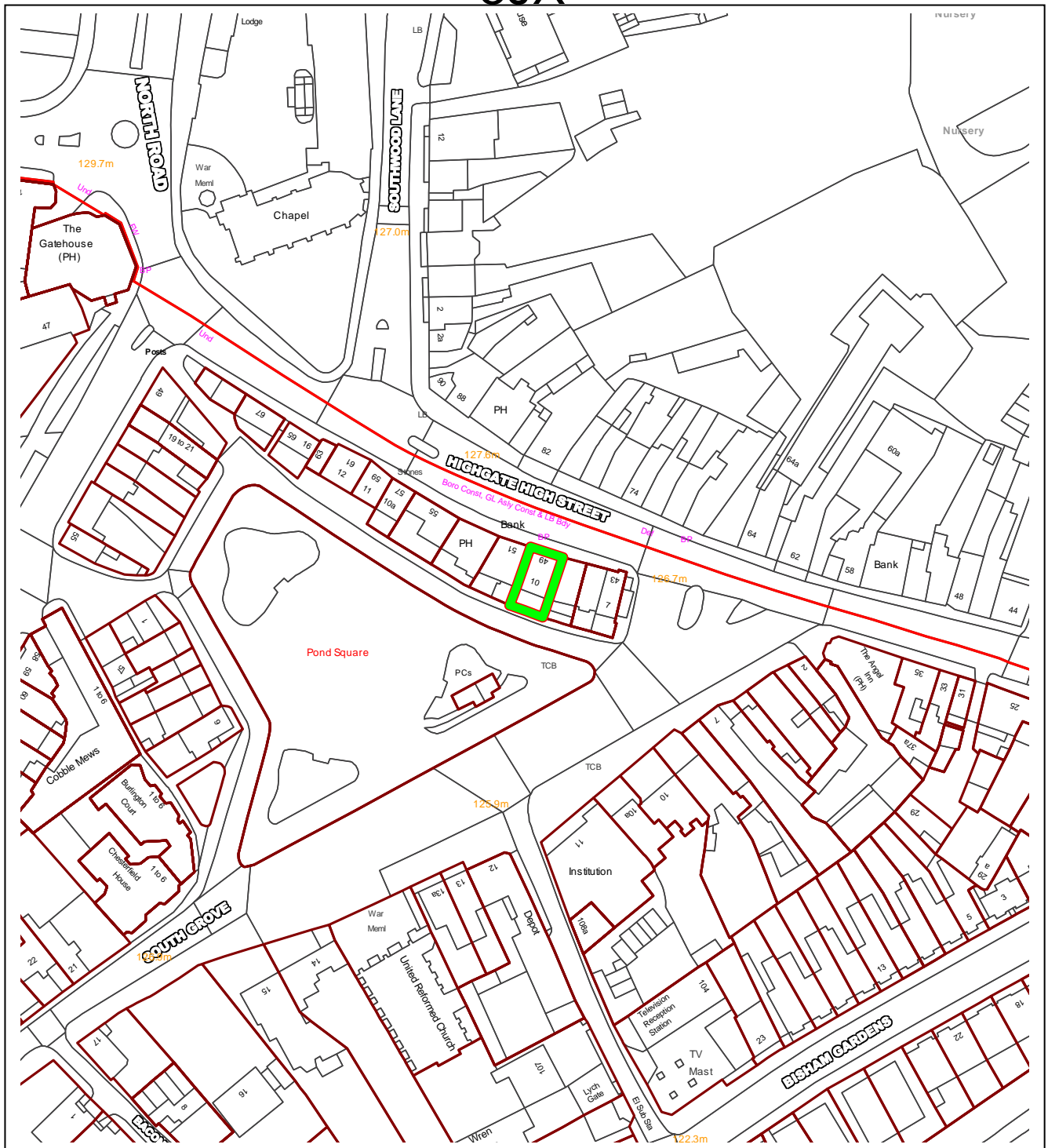


49 Highgate High Street, London, N6 5JX



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Photo 1 (above): North elevation of 49 Highgate High Street fronting Highgate High Street



Photo 2 (above): Close-up of existing shopfront window and entrance door to 49 Highgate High Street



Photo 3 (above): Close-up of existing shopfront windows and entrance door 49 Highgate High Street



Photo 4 (above): Close-up of existing entrance door to residential flat at 49A Highgate High Street



Photo 5 (above): Existing shopfronts Nos. 49 and 51 Highgate High Street



Photo 6 (above): Existing shopfronts Nos. 45, 47 and 49 Highgate High Street



Photo 7 (above): Internal view of existing shopfront



Photo 8 (above): Internal view of ground floor unit looking towards basement staircase



Photo 9 (above): Internal view of rear of ground floor unit



Photo 10 (above): Internal view of rear of ground floor unit looking towards access door to Pond Square



Photo 11 (above): South elevation of 49 Highgate High Street fronting Pond Square



Photo 12 (above): Close-up of ground floor bricked up window to be re-instated on southern elevation of 49 Highgate High Street



Photo 13 (above): Location of window to be re-instated to south elevation of 49 Highgate High Street in relation to existing doorway



Photo 14 (above): Close-up of existing ground floor window to south elevation of 49 Highgate High Street to be removed and replaced with enlarged window

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	22/02/2017
		N/A / attached		Consultation Expiry Date:	03/02/2017
Officer			Application Number(s)		
Charlotte Meynell			2016/6412/P		
Application Address			Drawing Numbers		
49 Highgate High Street London N6 5JX			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) 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.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	01
Summary of consultation responses:	<u>A site notice was displayed on 06/01/2017 and expired on 27/01/2017.</u> <u>A press notice was advertised on 13/01/2017 and expired on 03/02/2017.</u> No responses were received from neighbours.			
Highgate CAAC comments:	The Highgate Conservation Area Advisory Committee has responded to state that it finds the changes to the shopfront acceptable.			
The Highgate Society comments:	The Highgate Society has objected on the following grounds: <ul style="list-style-type: none">• The small space remaining in the shop fronting Highgate High Street (with no W.C. facilities and little if any storage) is unlikely to be used in such a way as to sustain any commercial enterprise of benefit to the Highgate community. (see paragraph 3.1 of the report);• The rear of the ground floor fronting Pond Square could be used as a self-contained studio flat with its own access, which could lead to a much denser occupation of the residential space than is possible at present. (see paragraph 3.2 of the report);• All deliveries to the shop will have to be made via Highgate High Street thereby adding to the congestion of what is already a very busy and traffic-clogged road. (see paragraph 3.3 of the report).			

Site Description

The subject site is a three storey plus basement mid-terrace property, the shopfront of which is located on the southern side of Highgate High Street, with the rear south elevation located on the northern side of Pond Square.

The ground floor and basement of the property are classified as A2 use, and the first and second floors comprise of a self-contained flat accessed from Highgate High Street.

The site is located within the Highgate High Street Neighbourhood Centre. Whilst the building is not listed, it is situated within the Highgate Conservation Area and the shopfront is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

49 Highgate High Street

AC2218 – A fascia sign, lettered "HUNTER SIMMONDS TURF ACCOUNTANTS" in black perspex on a white perspex panel and internally illuminated. Height 2'0", length 16'0" and overall height 10'6". **Refused 08/01/1964**

49A Highgate High Street (Residential flat above)

8701179 – Erection of an extension on the existing roof terrace at fourth-floor level facing Pond Square including external alterations as shown on drawing nos.218/05 & 06 and as revised on 14th September and 10th November 1987. **Granted 07/01/1988**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP30 Protecting of shopping frontages and local shops

Camden Planning Guidance

CPG1 Design (2015)

CPG5 Town centres, retail and employment (2013)

CPG6 Amenity (2011)

Highgate Conservation Area Appraisal and Management Strategy (2007)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Change of use of 23.7sqm to rear of ground floor (out of total ground floor footprint of 57sqm) from A2 use to C3 use to be used in association with the existing first and second floor flat;
- Installation of replacement shopfront to north elevation fronting Highgate High Street;
- Installation of 2 x ground floor timber framed sash windows measuring 1.1m in width and 1.8 in height to south elevation fronting Pond Square.

1.2 Following negotiation with the applicant, the proposed scheme has been amended in light of the comments received from the Highgate Society and the internal observations of the Council's Conservation Officer. The following amendments have been made:

- The shopfront has been re-designed to retain the feature of two entrance doors fronting Highgate High Street;
- The layout of the area to the rear of the ground floor has been reconfigured to better show its relationship to the first and second floor flat above;
- Existing and proposed front basement plans have been provided to show the existing W.C. and storage for the A2 unit at basement level will be retained.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Land use;
- Design (the impact that the proposal has on the character of the host property as well as that of the wider Highgate Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Land Use

3.1 CPG5 (Town centres, retail and employment) advises that at ground floor level in Neighbourhood Centres,

the Council will only grant planning permission for development that it considers will not cause harm to the character, function, vitality and viability of the Centre. Although the proposed change of use of part of the ground floor would lead to a reduction in A2 floorspace, it would not prejudice the continued operation of an A2 unit and the A2 unit would continue to be of a size to be a viable financial and professional services unit with additional storage space and W.C. provided at basement level. The proposed change of the rear of the ground floor from A2 to C3 residential use is therefore considered acceptable in land use terms.

- 3.2 The proposed C3 residential use of the rear of the ground floor would be in association with the existing flat at first and second floor level to provide additional living space. The ground floor area proposed for C3 use could not be used as a self-contained flat without the granting of further planning permission, which would require that the space met residential standards. Following comments received from the Highgate Society, the proposed ground floor plan has been redesigned to more clearly show how it will be used as habitable living space for the first and second floor flat above, and the proposed W.C. and kitchen units at ground floor level have been removed from the plans so that it cannot be read as a self-contained studio flat.
- 3.3 It is not anticipated that the loss of the rear access to the A2 unit to C3 residential use would result in a significant increase in congestion to Highgate High Street, as the unit is unlikely to generate a large amount of deliveries, and as there are parking and loading restrictions in place on Highgate High Street, which would restrict deliveries to certain times.

4.0 Design

- 4.1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties, and the character and proportions of the existing building. Policy DP25 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 4.2 CPG1 (Design) details that well detailed shopfronts increase the attractiveness of a building and the local area and can have an impact on commercial success by increasing the attraction of shops and shopping centres to customers. Furthermore, it encourages that the window display is the main visual element of a shopfront, where shop frontages should be largely glazed to maintain the window display rather than creating a solid frontage which will be discouraged. CPG1 (Design) also specifies that where there is an existing shopfront recess, they should be retained.
- 4.3 Whilst the existing shopfront is identified in the Highgate Conservation Area Appraisal and Management Strategy as a positive contributor in the Highgate Conservation Area, the shopfront is non-original and offers the potential for beneficial change.
- 4.4 The existing shopfront lacks the basic shopfront elements (transom, stall-riser, mullion); therefore its replacement with a new painted timber shopfront in a traditional design which incorporates stall-risers and mullions to the windows, a timber fascia sign, and panels and fan-lights to the doors, is considered to improve the appearance of the building and streetscene and enhance the character and appearance of the Highgate Conservation Area.
- 4.5 Although the entrance to the residential flat at 49A Highgate High Street would be relocated to the south elevation of the property fronting Pond Square and access from Highgate High Street would be removed, the retention of the two entrance doorways on Highgate High Street with the traditional recesses retained would preserve the historic design of the façade and the streetscene.
- 4.6 The re-instatement of the historic window opening and enlargement of a non-original window opening to the ground floor of the southern façade of the property facing Pond Square is considered acceptable as it would improve the appearance and visual permeability of this side of the building.
- 4.7 A pre-commencement condition would be attached to the consent which would require the submission and approval of detailed drawings or samples of materials as appropriate for the shopfront and alterations to the southern elevation before works begin, in order to ensure that the development would safeguard the appearance of the premises and the character of the immediate area.

5.0 Amenity

- 5.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and

neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

5.2 The proposed alterations to the shopfront and southern elevation, and the proposed residential use of the rear of the ground floor in association with the existing residential flat above, would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

6.0 Conclusion

6.1 The proposed development is considered acceptable in terms of both design and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.

6.2 Grant Conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th February 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

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**

6 February 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**49 Highgate High Street
London
N6 5JX**

DECISION

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 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

Executive Director Supporting Communities



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.

Informative(s):

- 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

Executive Director Supporting Communities