

Miss Grace Mollart
Planning Potential Ltd
148 Tooley Street
London
SE1 2TU

Application Ref: **2015/5708/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

3 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
38A Highgate West Hill
London
N6 6LS

Proposal:
Temporary change of use of dwellinghouse (Class C3) to Architects' Site Office (Class B1a)
until the end of March 2016.
Drawing Nos: GA_100 TP03; GA_200 TP02; GA_110 TP00; GA_120 TP00.

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 shall be carried out in accordance with the following approved plans GA_100 TP03; GA_200 TP02; GA_110 TP00; GA_120 TP00.

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

- 2 Notwithstanding the provisions of Class B1a of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that



Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used for any purposes other than as an architect office for the duration of the permission.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies CS5 (Managing the impact of growth and development) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The use hereby permitted is for a temporary period only and shall cease on or before 31st March 2016, at which time the premises shall revert to their former lawful residential use.

Reason: To protect the supply of housing in the borough in accordance with policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy; and policy and DP2 (Making full use of Camden's capacity for housing).

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 Reasons for granting permission.
The application proposes the continuation of a change of use of a two-storey dwelling house from residential (C3) to an architects' site office (B1a) for a temporary period until the end of March 2016.
Policy DP2 resists the loss of permanent housing, however the proposal is for a temporary change of use so would not affect the permanent supply of housing in the borough.
The property is being used to support refurbishment works at Witanhurst House, a Grade II Listed mansion previously classed as a building "at risk". The refurbishment calls for expert and high quality restoration and there have been numerous planning and listed applications in relation to the property as well as applications for Approval of Details.

The continuation of the use will provide additional working space needed by designers and will avoid further proliferation of prefabs in the vicinity of the listed Witanhurst House. It therefore provides necessary working space while protecting the appearance of the Highgate Village Conservation Area and the setting and grounds of the Listed Building, in line with requirements of policy DP24 and DP25. The proposed works are not considered to have a harmful impact on the amenity

of any adjoining occupiers.

No objections were received following consultation and no issues are raised in relation to transport matters. The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the 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 proposed development is in general accordance with policies CS6, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

3 ENFORCEMENT ACTION TO BE TAKEN

You are advised that, should the use of the premises as a B1a architect office not cease at the end of March 2016, as hereby approved, the Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

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



Ed Watson
Director of Culture & Environment