

Miss Marie de Bryas  
Stephen Taylor Architects  
66a Charlotte Road  
Hackney  
London  
EC2A 3PE

Application Ref: **2017/2655/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

14 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

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

Proposal:  
Details of window frames and door to south elevation required by condition 4a (details and samples of external materials) of planning permission 2016/6412/P dated 15/02/2017 (for change of use of rear of ground floor from A2 to C3, installation of replacement shopfront and 2 x ground floor windows to south elevation).

Drawing Nos: 265\_10\_301 Rev. C1; 265\_10\_504 Rev. C1; 265\_10\_505 Rev. C1;  
265\_10\_505 Rev. C2.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission.

Detailed drawings have been submitted showing the new window and door to the Pond Square elevation in accordance with the requirements of condition 4(a). Detailed drawings have been provided to show the elevations, sections and jambs of each window and door. Whilst the original details submitted for a new flush door



were not considered to be acceptable in design terms, revisions were sought, and it is considered that the revised details for a moulded four panelled door and sash window would safeguard the character and appearance of the host building and would provide a high quality design in accordance with the objectives of the condition.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1, D2 and G1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

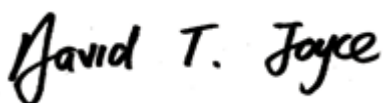
- 2 You are reminded that condition 4b of planning permission 2016/6412/P dated 15/02/2017 is outstanding and requires details to be submitted and approved.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

Director of Regeneration and Planning