

Paul Evans
Paul Evans Design Associates Ltd
9 Dalmeny Road
London N7 0HG

Application Ref: **2017/0465/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

22 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
**6 Highgate Road
London NW5 1NR**

Proposal:
Variation of condition 5 (development in accordance with approved plans) of planning permission ref 2014/3517/P dated 16/03/2015 (for Demolition of 2 storey Class D1 surgery and erection of 3 storey building with mansard roof extension comprising ground floor Class D1 surgery and upper floors 2-bedroom self-contained Class C3 maisonette), namely to allow altered fenestration to front and rear elevations and minor roof alterations.

Drawing Nos: HRKT.ga01 revC, HRKT.GA02 revA.

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 the original planning permission ref 2014/3517/P dated 16/03/2015.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- HRKT.ga01 revC, HRKT.GA02 revA.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the adjoining building at no.8 Highgate Road; all new windows shall match the sash windows at no.8 Highgate Road in terms of size, location, design and method of opening.

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 policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The 2nd floor flat roof of the rear wing shall not be used as an amenity terrace to the new maisonette.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to occupation of the new maisonette, the proposed windows on the rear elevation on 1st, 2nd and 3rd floors shall be obscure glazed and fixed shut up to a point 1.7m above floor level. The windows shall be permanently maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Details of the shopfront and entrance door shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved.

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 policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposed scheme involves a rationalisation to the floorplans and a variation to the elevations previously approved in the scheme granted permission ref 2014/3517/P dated 06/06/2014. It is considered that the amendments are an improvement to the previous scheme.

The internal layout swaps around the 2 single and double bedrooms, but the accommodation effectively remains the same in size and occupancy and meets housing standards. The altered mansard roof so that the roof pitch is reversed from that approved will not be noticeable from the street. The introduction of a parapet over the rear extension will not affect the property's appearance in this enclosed location nor impact on neighbouring amenities. The variations in number, size and location of windows at rear do not materially alter the elevational appearance of the building or neighbour amenity and are acceptable. The revised window arrangement at the front will line up and replicate the pattern of windows at the neighbouring property of no.8 Highgate Road in terms of spacing, size and position. This is considered an enhancement to both the property and streetscene and will not harm the setting of listed buildings opposite. The simplification of the shopfront is acceptable in the light of surrounding shop units; details to suit future tenant requirements are to be reserved by condition.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers at the rear, and the previous conditions to prevent overlooking will continue to be imposed.

The scheme remains acceptable as before in terms of landuse and transport considerations and it also still complies with new policies in the Submission Draft Camden Local Plan. The S106 clauses for the previous permission relating to car-free housing, CMP and highway works will be secured for this scheme via a Deed of Variation. The same conditions and informatives as before will be imposed.

One objection has been received prior to making this decision. This and the planning history of the site have been 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 D1, D2, D3 and A1 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.

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.

- 2 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £4250 (85sqm x £50) for the Mayor's CIL and £42,500 (85sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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 Noise and Licensing Enforcement Team, 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.
- 6 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.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of

Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

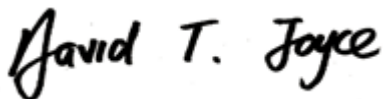
- 8 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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
Director of Regeneration and Planning