

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

Application Ref: **2017/2611/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

10 July 2017

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:

Continued use of the single family dwelling house (Class C3 use) as an architect's office (B1(a) use) for a temporary period until 31st December 2017.

Drawing Nos: 363_GA_200_TP02, 363_GA_100_TP03, 363_GA_120_TP00 - 38A, 363_GA_110_TP00, Existing Images (363_GA_300_TP00), Covering Letter (dated 08/05/17)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period only and shall cease on or before 31st December 2017, at which time the premises shall revert to its former lawful use which is for a single family dwelling house (Class C3 use).

Reason: To protect the supply of permanent housing in the borough in accordance



with policy H3 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

363_GA_200_TP02, 363_GA_100_TP03, 363_GA_120_TP00 - 38A,
363_GA_110_TP00, Existing Images (363_GA_300_TP00), Covering Letter
(dated 08/05/17)

Reason:

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

- 3 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's 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, in accordance with policies A1, A4, CC4 and T1 of the Camden Local Plan 2017.

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 Reasons for granting permission.

The application relates to the continued use of a two-storey single family dwelling house (C3) as an architects' site office (B1a) for a temporary period until the 31st of December 2017. Policy H3 resists the loss of permanent housing, however the proposal is for a temporary period so would not affect the permanent supply of

housing in the borough.

The property is being used to support the refurbishment works being carried out at Witanhurst House, a Grade II listed mansion house 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 continued use of the building will provide working space needed by the architectes and designers to complete the works at Witanhurst. The continued use would allow for the existing portakabins to be progressively removed from within Witanhurst and the landscaping works to be completed. Although the application property has already been in temporary office use since 2015, it has been confirmed that the works are due to be completed by 31st December 2017. The use of the property therefore provides necessary working space and avoids the need for additional portacabins to be erected within the listed grounds of Witanhurst. This will continue to protect the appearance of the Highgate Village Conservation Area and the setting and grounds of the listed building until works are completed, in line with requirements of policy D1 and D2.

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 H3, C4, A1, A2, A4, D1, D2, CC4, T2 and T4 of the Camden Local Plan 2017. The development also accords with the London Plan 2015 as well as the NPPF 2012.

- 4 You are advised that, should the use of the premises as an architect's office (B1(a) use) not cease by 31st December 2017, as hereby approved, the Director of Supporting Communities 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

Executive Director Supporting Communities

David T. Joyce

David Joyce
Director of Regeneration and Planning