

Mr Piyush Shingla
Oktra Ltd
Oktra Ltd, 1st Floor
322 High Holborn
London
WC1V 7PB

Application Ref: **2017/5535/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

2 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Offices and Premises at Suite 800
Highgate Studios
53-79 Highgate Road
London
NW5 1TL**

Proposal: Replacement of door and glazing, and installation of ventilation louvres to front elevation. Infill extension to form WC.

Drawing Nos: 56906 01 Grd GA/FF, Site Location Plan, Block Plan, 56906 01 Grd PL(1), 56906 01 Grd PL(2), 56906 01 Grd PL(3) A, 56906 01 Grd PL(4).

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 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 56906 01 Grd GA/FF, Site Location Plan, Block Plan, 56906 01 Grd PL(1), 56906 01 Grd PL(2), 56906 01 Grd PL(3) A, 56906 01 Grd PL(4).

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

Informative(s):

- 1 Reasons for granting permission

The application seeks alterations to offices within a larger complex of buildings, and the site is not visible from the public highway. The complex as a whole is on Camden's Local List as interwar warehouse buildings, but the subject unit is away from the streetside and is more contemporary and unornamented in character.

The application seeks to replace the existing modern aluminium framed glazed frontage and entrance doors with similar aluminium units within the same opening, and install three louvres approximately 4.5m high on the same elevation. The proposed alterations would not have an adverse impact on the character or appearance of this part of the building, and are acceptable.

The proposed formation of an accessible WC would include infilling a small recess to the west of the entrance that is solid partition wall within the forecourt. The development would have a minimal impact on the appearance of the building and would be acceptable in terms of design, materials, scale and siting.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1 and D1. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

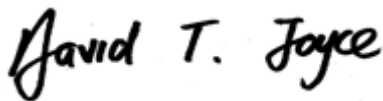
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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