

2017/6962/P - 51 Highgate High Street



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Photo 1 – front elevation on Highgate High Street



Photo 2 – Rear elevation facing Pond Square



Photo 3 – Adjoining property at no.10 Pond Square



Photos 4, 5, 6 – Existing rear extension and stairway

Delegated Report		Analysis sheet		Expiry Date:		13/02/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		01/02/2018	
Officer				Application Number(s)			
Kristina Smith				1. 2017/6962/P 2. 2018/0018/L			
Application Address				Drawing Numbers			
51 Highgate High Street LONDON N6 5JX				<i>Please refer to draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1. Change of use from bank (A2) into 2 x 1-bed residential units (C3) at lower ground and first floor levels and retail (A1) at ground floor level; alterations to existing rear extension at lower ground floor level and fenestration 2. Alterations to existing rear extension at lower ground floor level and rear fenestration; minor internal alterations at lower ground floor, ground floor and first floor levels							
Recommendation(s):		1. Grant planning permission subject to legal agreement 2. Grant listed building consent					
Application Type:		1. Full planning permission 2. Listed Building Consent					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p><u>2017/6962/P</u></p> <ul style="list-style-type: none"> • A site notice was displayed between 05/01/2018 and 26/01/2018 • A press advert was published between 11/01/2018 and 01/02/2016 <p><u>2018/0018/L</u></p> <ul style="list-style-type: none"> • A site notice was displayed between 05/01/2018 and 26/01/2018 • A press advert was published between 11/01/2018 and 01/02/2016 <p>No responses received</p>			
Local groups comments:	<p><u>The Highgate Society have made the following comments and objection:</u></p> <ol style="list-style-type: none"> 1. The Highgate Society recognises that this is a sensitive listed building clearly in need of upgrade and appropriate maintenance in order to enhance the character of the conservation area. The application has clearly gone through some revisions as outlined in the Heritage Statement Revision B. It is essential that the council lists all the proposed amendments and improvements to the exterior, including material choices and window specifications as listed on the revised drawings, as conditions, in order to ensure that the sensitive listed building is significantly improved as suggested in the application. 2. A vibrant retail unit facing the High Street is welcome. The upgrade of the front façade to reinstate the entrance door to the floor above is appropriate. 3. The proposed residential accommodation on the ground floor is acceptable. As it is double aspect and has an efficient plan it works well within the layout proposed. 4. The proposed residential accommodation on the basement floor is unacceptable. An unproportionate large part of the floorspace is storage, which severely compromises the other rooms, and the space left for habitable rooms is not sufficient for a 2p flat. The proposed flat is single aspect and the kitchen and dining room has no windows. There is no entrance area, the proposed front door is glazed and arrives in the middle of the living room. The basement floor alone is not suitable for residential accommodation. 5. The basement floor is suitable for ancillary space for the ground floor shop which in the current proposal is very small. <p><u>Officer response</u></p> <p><i>The objection relates only to the use of the lower ground floor as residential floorspace. Please refer to section 4 of the report.</i></p>			

Site Description

The application site comprises a Grade II listed three storey mid-terrace property that addresses Highgate High Street to the front and Pond Square to the rear. Due to the level of visibility the rear terrace attracts, the rear elevation assumes the role of a secondary front elevation.

The Conservation Area statement refers to the site as a *'mid-19th century property, with a 20th century bow-fronted shopfront constructed from stained oak with four panelled doors beneath plain-glazed fanlights'*. Of Pond Square the Conservation Area statement reads, *'a quiet and tranquil backwater lying close to the heart of the village, an informal gravelled square which has at its centre a shady enclosure of mature trees with an area of grass. It is a retreat from the bustle of the High Street'*

The property is situated within the Highgate Village Conservation Area and is a designated Neighbourhood Centre. It also falls within the Highgate Neighbourhood Forum area.

Relevant History

Application site

2006/0566/L - Internal alterations to the bank premises (Class A2) including installation of new partition and doors, internal decorative works and new lighting – **Granted 23/03/2006**

No. 10 Pond Square (adjoining property)

2016/6412/P - Change of use of rear of ground floor from A2 to C3 in association with the first and second floor flat (C3). Installation of replacement shopfront, installation of 2 x ground floor windows to south elevation. **Granted 15/02/2017**

8903059- The change of use of the basement from retail to use as a bedsitting flat – **Granted 28/06/1989**

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 - Managing the impact of development

A3 - Protection, enhancement and management of biodiversity

D1 - Design

D2 – Heritage

D3 - Shopfronts

H1 – Maximising Housing Supply

H4- Maximising the supply of affordable housing

H6 - Housing choice and mix

H7 - Large and small homes

T1 - Prioritising walking, cycling and public transport

T2 - Car-free development and limiting the availability of parking.

TC1 - Quantity and location of retail development

TC2 - Camden's centres and other shopping areas

TC4 - Town centres uses

DM1 - Delivery and monitoring

Camden Planning Guidance (2011/2015)

CPG 1 Design

CPG 2 Housing
CPG 5 Town centres, retail and employment
CPG 6 Amenity
CPG 7 Transport
CPG 8 Planning obligations

Highgate Neighbourhood Plan (2017)

EA: Economic Activity

TR: Traffic and Transport

DH: Development and Heritage

Assessment

1. Proposal

1.1. The applicant seeks permission for the following works:

- Change of use from bank (Use Class A2) to retail (A1) at ground floor level and residential (C3) at lower ground floor and first floor levels.
- Refurbishment and alterations to existing rear extension
- Alterations to rear elevation including boundary treatment

1.2. During the course of the application, the following revisions have been negotiated

- Alterations to rear elevation to allow original window at lower ground floor level to be retained as external feature
- Removal of non-original window at first floor window
- Provision of cycle storage

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Land use and housing mix
- Standard of residential accommodation
- Affordable Housing
- Design and Heritage
- Amenity
- Transport Considerations
- Recommendation

2.2. The statutory provisions principally relevant to the determination of these applications are Section 16 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.3. Section 16 requires that in considering whether to grant listed building consent for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

2.4. Section 66 of the Act requires that in considering whether to grant planning permission for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

2.5. The NPPF terms listed buildings designated heritage assets. Section 12 of the NPPF provides guidance on managing change to designated heritage assets through the planning system,

including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 134 states that “less-than-substantial harm” to a designated heritage asset must be outweighed by the public benefits secured by the proposals, including heritage benefits to the assets.

3. Land Use and housing mix

3.1. The building currently falls under Use Class A2 (Financial and Professional Services) at lower ground, ground and first floor levels, and residential at second floor level. The commercial unit is vacant and evidence has been provided to show that the previous occupier, Lloyds TSB, vacated the premises on 17 March 2017. It is proposed to change the use to retail (A1) at ground floor level and to residential (C3) at basement and first floor level.

Retail

3.2. The site falls within a designated Neighbourhood Centre where the Council seeks to retain a retail character for local residents and ensure that any development does not harm the function, character or success of that centre. The proposal would introduce retail (A1) floorspace at ground floor level which supports the Council’s objectives of promoting a retail character in the area and retaining an active commercial frontage at this level.

3.3. Whilst there is a loss of Class A floorspace at lower ground floor and first floor levels, it is not considered this would undermine the viability of the remaining commercial unit as it would still provide 51sqm of retail floorspace, which is considered to be of a sufficient size to remain viable in this location. The marketing agent has confirmed that 15 formal offers were made on the property and none of these came from occupiers wishing to pursue an A2 use. The new freeholder intends on running their own retail business from the proposed ground floor unit.

Residential

3.4. Self-contained housing is regarded as the priority land-use of the Camden Local Plan and Policy H1 states that the Council will make housing its top priority when considering the future of unused and underused land and buildings. Furthermore, policy TC2 of the Local Plan encourages the provision of housing above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses. In Neighbourhood Centres particularly, Housing is the Council’s preferred use above ground floor level in neighbourhood centres and we will promote the residential use of vacant or underused floors. The proposal would provide an additional 2-bed residential unit at lower ground floor and first floor levels and is therefore compliant with policy H1 and TC2 in terms of land use.

3.5. Policy H7 seeks to provide a range of unit sizes to meet demand across the borough and regards 2-bed units as high priority. Both new units would be 1-beds, which are identified as lower priority by the Local Plan. Given the heritage constraints of the building; however, there is no scope for enlarging the size of the dwellings and therefore the proposed mix is considered acceptable.

4. Standard of residential accommodation

4.1. The proposal would convert Class A2 floorspace into residential at first and lower ground floor levels. CPG2 requires development to provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms.

4.2. The London Plan introduced new Nationally Described Space Standards in March 2015, setting out minimum gross internal floor areas (GIA) and accommodation standards for new/converted residential units. The GIA standards are as follows:

- 1 bedroom 1 person flat – 39 sqm
- 1 bedroom 2 person flat – 50 sqm

2 bedroom 3 person flat – 61 sqm
2 bedroom 4 person flat – 70 sqm

- 4.3. Both units would be of a generous size with the first floor unit measuring 61sqm and the lower ground floor unit measuring 62 sqm (plus storage). Whilst these sizes are theoretically sufficient to accommodate a 2-bed unit, heritage and amenity constraints mean that the proposed dwelling sizes would provide the optimal use of the space. This would enable the retention of historic plan and features and habitable rooms to receive an acceptable level of daylight, as far as is possible.
- 4.4. The first floor unit would be dual aspect and would receive good levels of daylight, sunlight and outlook. No amenity space would be provided; however, on balance this is acceptable given the constraints of the site and the proximity of Pond Square.
- 4.5. The lower ground floor unit would only be single aspect; however, due to heritage and design constraints it is not possible to create a front lightwell. The unit would be south-facing and so would receive good levels of sunlight. To improve the daylight levels received by the flat, large glazed doors and skylights would be installed on the non-original extension. The applicant has submitted ADF values (achieving 5.22% for living room; 2.09% for kitchen diner and 1.58% for bedroom) which demonstrate the daylight levels would comply with the minimum values in accordance with CPG2 (Housing) (i.e. 2% for kitchens, 1.5% for living rooms and 1% for bedrooms). It is likely the figure for the kitchen will be better in reality as the daylight test was based on a previous proposal which enclosed an original window into internal space. Although the outlook would be somewhat limited, this is considered acceptable on balance. Furthermore, the flat would benefit from a private courtyard area which the living room and bedroom would open on to.
- 4.6. There is sufficient room for bin and cycle storage for both new units at lower ground and ground floor levels.

Flood Risk

- 4.7. The application site is identified in Map 6: Historic flooding and Local Flood Risk Zones as being on the site of a historic water course. Policy A5 states that the Council will not allow habitable rooms for self-contained\ basement flats in areas at risk of flooding. It should be noted that although the unit would be entirely at lower ground floor level, the basement is existing and therefore there is no development to bring about a change in impermeable area, runoff, or groundwater flows.
- 4.8. A Flood Risk Assessment has been submitted with the application which includes a detailed Environment Agency flood risk map that reveals the site location is situated within Flood Zone 1 and is therefore at very low/ low risk of flooding from surface water (less than 1 in 1,000 annual probability of river or sea flooding). The NPPF states that all uses of land are appropriate in this zone from a flooding perspective.
- 4.9. Surface water flooding occurred in the Borough following extreme rainfall events in 1975 and 2002. The Camden SFRA mapping shows that the highways adjacent to the site were not flooded during either event.
- 4.10. The site is only accessed from Pond Square, south of the building, so is not at risk of surface water flooding from Highgate High Street, north of the building. It is predicted that any surface water flooding in the area would be contained within the highway at Pond Square, which generally falls away from the site. An existing dwarf wall and raised step into the site further restrict surface water from entering the building.

5. Affordable Housing

- 5.1. Policy H4 expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to the residential floorspace of 100sqm GIA or more. This is based on an assessment where 100sqm of floorspace is considered to be capacity

for one home. In developments that provide less than 10 units, affordable housing contributions can take the form of a payment in lieu.

- 5.2. The affordable housing target as detailed in policy H4 and its supporting text is based on a sliding scale with the target starting at 2% for an additional home (at 100sqm) and is increased by 2% for each home added to the capacity. The residential floorspace provided is 123sqm GIA; therefore rounded down to 100sqm for this purpose resulting in the affordable housing target being 2% for this scheme.
- 5.3. Payments in lieu are taken from a figure based on the gross external area (GEA) of the application floorspace concerned as stated in CPG8 (paragraph 6.11, p.35). The combined GEA of the lower ground floor and first floor levels is calculated at 123sqm. Also stated in CPG8 (figure 1, p.35), the level of payment in lieu for a market residential scheme is £2,650 per sqm.
- 5.4. Therefore, the affordable housing contribution for this proposal is £6, 519. This is calculated by 2% (the affordable housing target) of 123sqm (the GEA) which results in 2.46 sqm. The value for this is then multiplied by £2,650 to get the payment figure of £6, 519. The affordable housing contribution would be achieved via a Section 106 legal agreement upon approval of the proposal. In the absence of a legal agreement to secure the affordable housing contribution, the proposal cannot be supported as this would not assist the Council meet housing needs for households in the borough that are unable to access market housing.

6. Design and Heritage

- 6.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. In order to preserve or enhance the borough's listed buildings, D2 additionally states that the Council will only grant consent for alterations or extensions to a listed building where it considers this would not cause harm to the special interest of the building; and will not permit development that it considers would cause harm to the setting of a listed building.
- 6.2. The Council's design guidance (CPG1) states that when assessing proposals involving listed buildings, we will consider the impact of proposals on the historic significance of the building, including its features, such as:
- original and historic materials and architectural features;
 - original layout of rooms;
 - structural integrity; and
 - character and appearance (para 3.22)
- 6.3. The CPG continues to state that the Council will expect original or historic features to be retained and repairs to be in matching materials; and that proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them (para 3.23).
- 6.4. The Highgate Conservation Area Statement states that new development will be expected to respect, complement and enhance the special character and appearance of Highgate CA through demonstrating high quality design and execution, including small-scale alterations. In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

External alterations

- 6.5. To the front, the shopfront and front façade would be retained and restored. The front windows,

which are modern replicas, would be replaced. Details of the new windows will be secured via a condition to ensure a high quality replacement (see Listed Building Consent decision notice).

- 6.6. Facing Pond Square, the rear elevation has undergone some insensitive alterations including the addition of AC units and downpipes as well as a non-original window opening. These alterations have reinforced a 'back of house' character which this application seeks to reverse. All windows of historic interest would be retained and new single glazed sash windows would be installed. Two openings would be adjusted and a former arched window would be reopened at basement level to improve the appearance of the double fronted property from the square. As before, details of the new windows shall be secured by condition. Along with the removal of unnecessary pipe work, these alterations would enhance the appearance and value of this façade and is welcomed.
- 6.7. The modern single storey extension would be retained and altered to improve its appearance and function as residential use. The alterations include the replacement of windows with glazed doors and provision of a green sedum roof. The green roof would soften the appearance of the extension and complement the green, tranquil character of Pond Square. A condition is attached securing the green roof.
- 6.8. The modern railings along the Pond Square boundary would be replaced with more appropriate traditional detailed railings and planters would be provided to disguise the extension as far as possible. These alterations are considered to enhance the appearance of the Pond Square elevation.

Internal alterations

- 6.9. Internally, each floor contains limited fabric and features of interest. The bank equipment at ground floor level would be removed and the entrance door reopened. No harm would be caused to the listed building.
- 6.10. At first floor level there is limited historic fabric but the ability to appreciate and recognise the historic layout remains. This would be protected as part of the works retained the spine wall, historic room proportions and historic door openings. The servicing for the bathroom and kitchens has been considered and would not harm the concealed fabric.
- 6.11. At basement level the space would be converted with limited impact on the plan form and fabric. The bank vault would be retained and integrated into the design of the new unit. In order to retain appropriate floor to ceiling heights, there would be a degree of excavation; however this would be limited to the rear of the
- 6.12. Overall, it is considered that no harm would be caused to the special interest of the grade II listed building or character and appearance of the conservation area. The internal and external works preserve the special interest of the listed building and are therefore considered acceptable.

7. Amenity

- 7.1. By virtue of the nature of the works, which involve no increase in massing to the building or installation of any new windows openings, there would be no impact on the amenity of surrounding occupiers.

8. Transport Considerations

Car-free

- 8.1. The site does not have any on-site car parking spaces and none are proposed. Camden Local Plan Policy T2 (Parking and car-free development) states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The Council will not issue on-street parking permits in connection with new developments and will use legal

agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. The proposed residential dwellings would therefore need to be secured as car-free units by legal agreement (i.e. Section 16 of the Greater London Council (General Powers) Act 1974, Section 111 of the Local Government Act 1972, Section 1(1) of the Localism Act 2011 and Section 106 of the Town and Country Planning Act).

Cycle Parking

8.2. In accordance with CPG7 (Transport), 1 cycle parking space is provided for the lower ground floor unit in the lightwell and room is provided for the first floor unit in the entrance hall at ground floor level. These locations are considered to be sufficiently accessible and secure. Further details of the lower ground floor cycle store shall be secured by condition.

Construction Management Plan

8.3. Due to the minor scale of works which involves no substantial demolition or construction, a CMP is not considered necessary in this instance.

9. CIL

9.1. The proposal will be liable for both the Mayoral and the Camden CIL as the proposal is for a new residential unit and the uplift is more than 100sqm. The likely charge would be based on an uplift of 123sqm equating to £6,150 (Mayor of London @ £50 p/sqm) and £61,500 (Camden @ £500 p/sqm).

10. Recommendation

1. Grant Conditional Planning Permission subject to s.106 Legal Agreement with the following Heads of Terms:
 - Car-free
 - Affordable Housing Contribution
2. Grant Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on 5th March 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Dransfield Owens Design Ltd
Pyramid Building
31 Queen Elizabeth Street
London
SE1 2LP

Application Ref: **2018/0018/L**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

20 February 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**51 Highgate High Street
LONDON
N6 5JX**

DECISION

Proposal:

Change of use from A2 (bank) into 2 x 1-bed residential units (C3) at lower ground and first floor levels and retail (A1) at ground floor level; alterations to existing rear extension at lower ground floor level and fenestration

Drawing Nos: HHS - 00 - 01; HHS - 00 - 02; HHS - 00 - 03; HHS - 00 - 04; HHS - 00 - 05; HHS - 00 - 06; HHS - 00 - 07; HHS - 00 - 08; HHS - 00 - 09; HHS - 00 - 10; HHS - 00 - 14; HHS - 00 - 20; HHS - 01 - 01 (Rev A); HHS - 01 - 02 (Rev A); HHS - 01 - 03 (Rev A); HHS - 01 - 04 (Rev A); HHS - 01 - 05 (Rev A); HHS - 01 - 06 (Rev A); HHS - 00 - 09 (Rev A); HHS - 01 - 10 (Rev A); HHS - 01 - 12 (Rev A); HHS - 00 - 13 (Rev A); HHS - 00 - 14 (Rev A); ROL7751_01_401 (Rev C); Flood Risk Assessment ref. J-367-Rev.01; Design and Access Statement; Heritage Statement; Survey Report

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

Conditions And Reasons:

Executive Director Supporting Communities



- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: HHS – 00 – 00; HHS – 00 – 01; HHS - 00 – 02; HHS - 00 – 03; HHS - 00 – 04; HHS - 00 – 05; HHS - 00 – 06; HHS - 00 – 07; HHS - 00 – 08; HHS - 00 – 09; HHS - 00 – 10; HHS - 00 – 14; HHS - 00 – 20; HHS - 01 – 01 (Rev A); HHS - 01 – 02 (Rev A); HHS - 01 – 03 (Rev A); HHS - 01 – 04 (Rev A); HHS - 01 – 05 (Rev A); HHS - 01 – 06 (Rev A); HHS - 00 – 09 (Rev A); HHS - 01 – 10 (Rev A); HHS - 01 – 12 (Rev A); HHS - 00 – 13 (Rev A); HHS - 00 – 14 (Rev A); ROL7751_01_401 (Rev C); Flood Risk Assessment ref. J-367-Rev.01; Design and Access Statement; Heritage Statement; Survey Report

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

- b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

- d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the

building in accordance with the requirements of policy D2 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 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).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

Dransfield Owens Design Ltd
Pyramid Building
31 Queen Elizabeth Street
London
SE1 2LP

Application Ref: **2017/6962/P**

27 February 2018

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

51 Highgate High Street
LONDON
N6 5JX

Proposal:

DECISION

Change of use from A2 (bank) into 2 x 1-bed residential units (C3) at lower ground and first floor levels and retail (A1) at ground floor level; alterations to existing rear extension at lower ground floor level and fenestration

Drawing Nos: HHS - 00 - 00; HHS - 00 - 01; HHS - 00 - 02; HHS - 00 - 03; HHS - 00 - 04; HHS - 00 - 05; HHS - 00 - 06; HHS - 00 - 07; HHS - 00 - 08; HHS - 00 - 09; HHS - 00 - 10; HHS - 00 - 14; HHS - 00 - 20; HHS - 01 - 01 (Rev A); HHS - 01 - 02 (Rev A); HHS - 01 - 03 (Rev A); HHS - 01 - 04 (Rev A); HHS - 01 - 05 (Rev A); HHS - 01 - 06 (Rev A); HHS - 00 - 09 (Rev A); HHS - 01 - 10 (Rev A); HHS - 01 - 12 (Rev A); HHS - 00 - 13 (Rev A); HHS - 00 - 14 (Rev A); ROL7751_01_401 (Rev C); Flood Risk Assessment ref. J-367-Rev.01; Design and Access Statement; Heritage Statement; Survey Report; Email from Matthew Gilson (CBRE) to Jonathan Dransfield (dated 21.02.2018) re: marketing information

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 and D2 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: HHS - 00 – 01; HHS - 00 – 02; HHS - 00 – 03; HHS - 00 – 04; HHS - 00 – 05; HHS - 00 – 06; HHS - 00 – 07; HHS - 00 – 08; HHS - 00 – 09; HHS - 00 – 10; HHS - 00 – 14; HHS - 00 – 20; HHS - 01 – 01 (Rev A); HHS - 01 – 02 (Rev A); HHS - 01 – 03 (Rev A); HHS - 01 – 04 (Rev A); HHS - 01 – 05 (Rev A); HHS - 01 – 06 (Rev A); HHS - 00 – 09 (Rev A); HHS - 01 – 10 (Rev A); HHS - 01 – 12 (Rev A); HHS - 00 – 13 (Rev A); HHS - 00 – 14 (Rev A); ROL7751_01_401 (Rev C); Flood Risk Assessment ref. J-367-Rev.01; Design and Access Statement; Heritage Statement; Survey Report; Email from Matthew Gilson (CBRE) to Jonathan Dransfield (dated 21.02.2018) re: marketing information

Reason:

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

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of secure and covered cycle storage area for 1 cycle for the lower ground floor unit shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

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Informative(s):

- 1 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).
- 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 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.
- 3 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.

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.

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.

Yours faithfully

Supporting Communities Directorate

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DECISION