



Application ref: 2017/6962/P
Contact: Kristina Smith
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Date: 8 August 2018

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

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

Proposal:

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

Drawing Nos: HHS - 00 - 01; HHS - 00 - 02 (Rev A); HHS - 00 - 03 (Rev A); HHS - 00 - 04 (Rev A); HHS - 00 - 05 (Rev A); HHS - 00 - 06 (Rev A); HHS - 00 - 07 (Rev A); HHS - 00 - 08 (Rev A); HHS - 00 - 09 (Rev A); HHS - 00 - 10 (Rev A); HHS - 00 - 14 (Rev A); HHS - 00 - 20 (Rev A); HHS - 01 - 01 (Rev A); HHS - 01 - 02 (Rev A); HHS - 01 - 03 HHS - 00 - 09 (Rev A); HHS - 01 - 04 HHS - 00 - 09 (Rev A); HHS - 01 - 05 HHS - 00 - 09 (Rev A); HHS - 01 - 06 HHS - 00 - 09 (Rev A); HHS - 01 - 10 HHS - 00 - 09 (Rev A); HHS - 01 - 12 HHS - 00 - 09 (Rev A); HHS - 01 - 13 HHS - 00 - 09 (Rev A); HHS - 01 - 14 HHS - 00 - 09 (Rev A); HHS - 01 - 15 HHS - 00 - 09 (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 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 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 (Rev A); HHS - 00 - 03 (Rev A); HHS - 00 - 04 (Rev A); HHS - 00 - 05 (Rev A); HHS - 00 - 06 (Rev A); HHS - 00 - 07 (Rev A); HHS - 00 - 08 (Rev A); HHS - 00 - 09 (Rev A); HHS - 00 - 10 (Rev A); HHS - 00 - 14 (Rev A); HHS - 00 - 20 (Rev A); HHS - 01 - 01 (Rev A); HHS - 01 - 02 (Rev A); HHS - 01 - 03 HHS - 00 - 09 (Rev A); HHS - 01 - 04 HHS - 00 - 09 (Rev A); HHS - 01 - 05 HHS - 00 - 09 (Rev A); HHS - 01 - 06 HHS - 00 - 09 (Rev A); HHS - 01 - 10 HHS - 00 - 09 (Rev A); HHS - 01 - 12 HHS - 00 - 09 (Rev A); HHS - 01 - 13 HHS - 00 - 09 (Rev A); HHS - 01 - 14 HHS - 00 - 09 (Rev A); HHS - 01 - 15 HHS - 00 - 09 (Rev A); ROL7751_01_401 (Rev C); Flood Risk Assessment ref. J-367-Rev.01; Design and Access Statement; Heritage Statement; Survey Report

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 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.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning