

REPORT (18.1.71) BY THE JOINT DIRECTOR OF PLANNING AND TRANSPORTATION.

PROPOSAL FOR DEVELOPMENT OF LAND AT West side of Highgate Road adjoining railway south of Gordon House Road.

Borough Camden Bart's map ref. 54C Sector C(W) Ext. 7774

Proposed development Redevelopment for residential purposes.

Case No. PT/DC/02/11616A

REFERENCE

Development by a Borough Council for Consultation

EXTENT OF COUNCIL'S CONSIDERATION

The class under which the proposal is referred, i.e.

- 5. Substantial Departure from the Initial Development Plan.

Zoning	Site Area (sq. ft.)	Floor Area (sq. ft.)
General Industry	Approx. 152,000	-

BOROUGH COUNCIL'S VIEWS

SUMMARY OF RECOMMENDATION

Informative to Secretary of State for the Environment and the London Borough of Camden - no objection to departure from Initial Development Plan.

(for complete Recommendation see page 2)

((SwP 14949 - 21454) 10/89

**GREATER LONDON COUNCIL
ENVIRONMENTAL PLANNING**

PLANNING AND TRANSPORTATION COMMITTEE

CENTRAL AREA BOARD

REPORT (18.1.71) BY THE JOINT DIRECTOR OF PLANNING AND TRANSPORTATION.

PROPOSAL FOR DEVELOPMENT OF LAND AT *West side of Highgate Road
adjoining railway south of
Gordon House Road*

Borough *Camden* Bart's map ref. *54C* Sector *C(W)* Ext. *7774*

Proposed development *Redevelopment of land for residential purposes*

Case No. *PT/20/20/02/11616A*

REFERENCE

- *~~Planning application for DECISION/DIRECTION/CONSULTATION~~
- *~~Application for approval of details following outline permission.~~
- *~~Development by a Borough Council/Government Department for CONSULTATION.~~
- *~~Proposed decision of a Borough Council on a delegated application for CONCURRENCE.~~

EXTENT OF COUNCIL'S CONSIDERATION

- *~~All aspects (C.D.A./University/Sports stadium/Extraction of minerals over 5 acres/etc.)~~
- *The class under which the proposal is referred, i.e.—
- *4. (1) (a) Shopping over 250,000 sq. ft. (.....sq. ft.) (i) Car Park for over 50 cars (.....cars)
- (b) High building over 125/150 ft (.....ft.) (j) Development in the Green Belt.
- (c) Industrial development over 5,000 sq. ft. (.....sq. ft.) (k) Building of architectural or historic interest on the statutory list.
- (d) Office development over 3,000 sq. ft. (.....sq. ft.)
- (e) Within 110 ft of railway station.
- (f) Within 220 ft of Metropolitan Road,Road.
- (g) Should be developed with adjoining land.
- (h) Material increase in traffic on a Metropolitan Road,Road.
- 5. Substantial Departure from the Initial Development Plan.

Zoning	Site Area (sq. ft.)	Floor Area (sq. ft.)
<i>General Industry</i>	<i>Approx 152,000</i>	<i>—</i>

BOROUGH COUNCIL'S VIEWS

SUMMARY OF RECOMMENDATION

*Informative to Secretary of State for the Environment
and the London Borough of Camden - no objection to
departure from Initial Development Plan.*

RECOMMENDATION

That the Secretary of State for the Environment and the London Borough Council of Camden be informed in connection with the application submitted by the Borough Council to the Secretary of State for planning permission to redevelop for residential purposes land on the west side of Highgate Road adjoining the railway south of Gordon House Road, Camden. This Council raises no objection to the substantial departure from the Initial Development Plan which the development will involve, having regard to the Borough Council's aims to improve the Grafton Redevelopment Area of which the application site forms part.

APPROVED
CENTRAL AREA BOARD
ENVIRONMENTAL PLANNING
COMMITTEE

APPROVED
26/1/71 RM
CENTRAL AREA BOARD
ENVIRONMENTAL PLANNING
COMMITTEE

REPORT

The site which is 3.4 acres in extent, is on the west side of Highgate Road adjoining railway land south of Gordon House Road and is zoned in the Initial Development Plan partly for General Industry and partly for Railway (Goods Station).

The Borough Council proposes to acquire and redevelop the site for residential purposes. It has submitted an application for planning permission to the Secretary of State for the Environment and as the development involves a substantial departure from the Initial Development Plan this Council's views are sought.

At present the site is occupied by a terrace of buildings fronting Highgate Road (consisting mainly of shops with residential accommodation over and industrial premises) with railway land at the rear containing some transport maintenance sheds.

The development will form the first stage of proposals by the Borough Council to improve the extensive area of railway and fringe lands bounded generally by Highgate Road, Holmes Road, Grafton Road and Gordon House Road which is described as the 'Grafton Development Area'. The existing population in this area is about 1,000.

The whole of this area is zoned in the Initial Development Plan for railway (goods station) and general industry with an area of shopping fronting Kentish Town Road.

Much of the land is underdeveloped and the Borough Council's aim is to 'revitalize' the area achieving a housing gain over the existing population and to rationalise the industrial areas with more efficient use of land. They also seek, by agreement with British Rail, to reduce the area of land used solely for railway purposes and to encourage some industrial development on it where suitable.

The first stage site will face extensive residential areas on the east side of Highgate Road and in the context of the Borough Council's aims for the Grafton Area as a whole the proposed residential development would be reasonable.

The Board is recommended to inform the Secretary of State for the Environment in the terms of the recommendation.