

Application ref: 2021/3670/P
Contact: Ewan Campbell
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Date: 23 December 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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No 5 St Johns Lane
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London
EC1M 4BH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

76-78

Highgate Road

London

NW5 1PB

Proposal:

Refurbishment of existing shop front including new entrance doors, brick slips and windows at ground floor and new windows at first floor

Drawing Nos: 21-655-OS-001, 21-655-PL-010, 21-655-PL-020, 21-655-PL-110 (Rev A), 21-655-PL-120 (Rev A) and 21-655-PL-130 (Rev A)

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

21-655-OS-001, 21-655-PL-010, 21-655-PL-020, 21-655-PL-110 (Rev A), 21-655-PL-120 (Rev A) and 21-655-PL-130 (Rev A)

Reason:

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

- 3 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.

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 Reasons for granting permission.

The site is located within the Dartmouth Park Conservation Area which is characterised by the area's original surviving 18th century properties interspersed by Victorian and later, mainly residential development. The building itself has not been listed as either making a positive or negative contribution.

The application is for the replacement of windows and doors of the shopfront at first and ground floor level with the introduction of brick slips and Crittall windows. The application originally included a flag which was also within the associated advertisement consent, however this was withdrawn along with revisions being made to the shopfront windows.

The replacement of uPVC windows to the first floor is welcomed with Crittall windows being reflected historically in the building. Overall the first floor changes are an improvement on the existing arrangement and therefore acceptable.

In terms of the ground floor elevation, the brick slips are considered to provide a sympathetic alternative to the existing arrangement of painted render provided they match the existing brickwork of the building above -a condition has been attached to require materials to match. The Crittall windows on the first floor, and design of the new entrance for the first floor flats, reads separately to the shop linking the two in association with the first floor residential units. The smaller door reads better as a high street shop and the large, single pane windows make for a simpler finish to the shop front.

In terms of amenity, because of the nature of the proposal, issues relating to privacy, outlook, and increased sense of enclosure and loss of daylight/sunlight are not considered significant

No objections have been received prior to making this decision, the Dartmouth Park CAAC have raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

The development is considered to preserve the character and appearance of the Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer