

Application ref: 2022/2408/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 18 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Echinus Design Studio Ltd
27 OLD GLOUCESTER STREET
LONDON
WC1N 3AX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

155-157 Highgate Road
Camden
London
NW5 1LJ

Proposal:

Installation of new shopfronts to front and side elevations and addition of level access slope (retrospective).

Drawing Nos: Location Plan; Site Plan; A101; A102; A103; A104; A105; A106; A107

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The shopfronts, access ramp, and box shutters, by reason of their siting, scale, and design are considered unsympathetic alterations which have a detrimental impact on the character and appearance of the host building, the wider streetscene, and the surrounding Dartmouth Park Conservation Area. The development is therefore contrary to policies D1 (Design), D2 (Heritage), and D3 (Shopfronts) of the London Borough of Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

- 2 Prior to reinstating the pre-existing shopfronts, you are encouraged to engage in pre-application discussions with the Local Planning Authority with a purpose to achieve a high quality design outcome.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer