

Application ref: 2023/1346/L  
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**FORMED ARCHITECTS & DESIGNERS**  
Formed Architects & Designers  
Third Floor, Gable House,  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**31 A Highgate High Street**  
**London**  
**Camden**  
**N6 5JT**

#### **Proposal:**

Installation of four conservation rooflights to ground floor rear roof and repairs/replacement to roof. Replacement ground floor side door. Internal alterations.  
Drawing Nos: 00; 010 Rev.03; 100 Rev.07; 122 Rev.11; 130 Rev.10 and Preliminary structural appraisal report by Morph design creatives dated 21/2/23.

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

#### **Conditions And Reasons:**

- 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:

00; 010 Rev.03; 100 Rev.07; 122 Rev.11; 130 Rev.10 and Preliminary structural appraisal report by Morph design creatives dated 21/2/23.

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 Reason for granting consent:

The application building is one in a terrace of four buildings on Highgate High Street that are Grade II Listed (No. 1378932). The site is also located in the Highgate Village Conservation Area. The two-story terrace with basement was constructed in the late-18th century with ground floor shops re-fronted in the mid-19th century. The shopfront has a fascia with dentil cornice detail that extends over the vehicle entrance to left through which the subject site is accessed. The subject works relate to the rear unit (31A) that occupies the ground floor closet wing and partial-basement rooms behind the street facing shop at No. 31. Interiors are plain and utilitarian and have been previously modified. The site is directly adjacent to No.29 (Grade II, No. 1378930) which is a detached house in the rear courtyard behind No. 31A - also accessed through the vehicle entrance at No. 31, and next to Nos. 25 and 27 (Grade II, No. 1378929).

The development is for the installation of 4 rooflights to ground floor rear roof and the replacement of a ground floor side door and windows. It also includes repairs/replacement to roof.

While the proposed four rooflights are still not a traditional heritage feature, given the existing condition of the roof - where the eastern gable is fully glazed, in this specific case the multiplicity of proposed rooflights will pose no further adverse effects than the existing condition. They would however appear as subordinate additions on the roofslope. In addition, the roof will be fully reclad in natural slate which is considered a heritage benefit and will introduce an improved solid-to-void ratio.

The external brick walls of the closet wing that have been identified as unstable, will be rebuilt and repaired using like-for-like materials, with the existing bricks reused where possible and lime based mortar reinstated which would be acceptable. The existing unoriginal door and window joinery units will be replaced with new timber framed units. The fenestration of the new external access side door will be solid to reference the secondary nature of this

entrance which would be acceptable.

Internal works to the ground floor closet wing and basement will not harm historic fabric. There will be no change to the existing openings and new drainage connections for the proposed basement utility and shower are to connect back to existing soil stack. The proposed relining of the interior with a Damp Proof Membrane and plasterboard over a timber frame will be appropriately detailed with ventilation gaps to prevent moisture build-up between the new lining and solid masonry wall.

The development is not considered to pose harm to the historic fabric or significance of the Listed host building, group setting or character and appearance of the Highgate Village Conservation Area.

No objections were received during the consultation period. Although the Highgate CAAC raised no objection they did comment that the roof light proposed is not a 'conservation roof light' as normally understood but a much larger and visually intrusive design. The normal conservation model should be substituted to avoid any damage to the CA. Revisions were received replacing it with 4 conservation style rooflights which were acceptable. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

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', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer