

Application ref: 2019/3881/L
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Date: 1 August 2023

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**68 Highgate Road
London
NW5 1PA**

Proposal:

Details of condition 4c (brickwork details) of 2018/5520/L dated 4 April 2019 (for Erection of single storey rear extension with green roof above; replacement of 2 x rear doors with timber framed single glazed windows; replacement of front and rear windows with timber framed single glazed sash replacements; replacement of existing rooflight; replacement of concrete roof tiles with slate; installation of replacement front and rear guttering; repairs to stucco, brickwork and stonework to front and rear. Internal alterations to include alterations to layout at ground floor level; replacement of internal staircase with like for like design; re-plastering of all internal walls and ceilings; replacement of majority of internal timber fittings, including doors and flooring; installation of new tiling to bathrooms and utility room; installation of new fireplaces (part retrospective).)

Drawing Nos: Paint removal information sheet, 68 Highgate Road sample panel re-pointing B, 68 Highgate Road sample panel re-pointing A, 68 Highgate Road sample panel showing paint removal, 68 Highgate Road discharge of condition 4(c) covering letter July 2019.

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

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition 4c of listed building consent application 2018/5520/L which reads as follows:

Before the relevant part of the work is begun, detailed drawings, methodologies or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

c) Details including a methodology and samples, of the cleaning and repairs to the brickwork of the main building. The cleaning should be undertaken using a water based system only and repairs should be carried out using a lime based mortar. The sample panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing and should be retained on site during the course of the works.

The submitted information demonstrates that a water based system will be used to clean the brickwork. The brick sample panel includes satisfactory bricks and also demonstrates that the pointing will be recessed.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal 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 NPPF.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer