

Application ref: 2023/1337/L  
Contact: Alan Wito  
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Date: 9 August 2023

**Development Management**  
Regeneration and Planning  
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Judd Street  
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WC1H 9JE  
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Harding Bond  
The Studio  
14 Northcliffe  
Bexhill on Sea  
TN40 1RA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Swains Lane Lodge**  
**80 Swain's Lane**  
**London**  
**N6 6PL**

Proposal:  
Rebuilding parapet wall and replacing render internally and externally with lime render and plaster.  
Drawing Nos: 005; 001; 002; 010; 011; 012; 020; 021; 100 Rev A; 102 Rev A; 103 Rev A; 104 Rev A; 105 Rev A; Unnumbered Schedule of Works (5 pages, items 3.00.00 to 30.10.01)

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:

005; 001; 002; 010; 011; 012; 020; 021; 100 Rev A; 102 Rev A; 103 Rev A; 104 Rev A; 105 Rev A; Unnumbered Schedule of Works (5 pages, items 3.00.00 to 30.10.01)

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.

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

a) Section drawings at a scale of 1:2 of the moulding details at the top of the parapet and on the buttresses

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 Reasons for granting listed building consent:

The application site is a grade II listed building, dating from the mid nineteenth century and built as a lodge house to Waterlow Park and Lauderdale House. It is a two storey property built in the Gothic style with stuccoed facades. It is of both special architectural and historic interest due to its ornate appearance and its associations with the wider parkland.

Previous cement render repairs are now creating damp issues as water is trapped within the walls. It is now seeping into the interior of the building and causing plasterwork to spall. Water is entering the property both at low level, where the damp proof course is bridged by the by the cement render, and also at roof level where the cement has cracked.

The proposed works involve removing both the internal and external cement render and replacing it with a breathable lime render. Cracks will be sealed and the damp proof course repaired to prevent water ingress. Where possible external decorative features will be retained, or where they need to be removed they will be reinstated to match. Any internal features such as cornices will be retained and only replaced if they are beyond repair.

The method chosen for repair minimises the impact on the historic fabric and is carried out in materials which are appropriate with the age of the building. The proposed works will preserve the special interest of the listed building and therefore it is recommended that consent is granted.

Both Highgate CAAC and Highgate Neighbourhood Forum were consulted on the application but no responses have been received by either. A site notice and press notice were published but no responses were received as a result of these.

The site's planning history was taken into account when arriving at 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 (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 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.
- 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](http://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.

- 5 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).
- 6 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer