

David Peres Da Costa  
Senior Planning Officer  
Planning and Building Development  
5 Pancras Square  
London  
N1C 4AG

11th August 2023

Dear David

**Town and Country Planning Act 1990  
Planning (Listed Building and Conservation Areas) Act 1990**

**2 Holly Terrace, London, N6 6LX**

On behalf of our client, Dr Matthew and Mrs Emily Banks, Planning Resolution Ltd are pleased to submit via the Planning Portal a Full Householder Planning and Listed Building Consent application for the *'Erection of rear lobby extension between kitchen and cellar and rear extension to form a garden room link to garage, formation of new doorway openings, rear extension to form a garden room link to garage, insertion of canopy above main door on front elevation, replacement external door to rear hallway, and works to courtyard passageway to provide storage for bin and air source heat pump'* at 2 Holly Terrace, London, N6 6LX.

**The Site**

2 Holly Terrace is a four-storey, mid terraced Grade II listed Georgian home, built c.1806. It is located approximately 500m southwest of Highgate Village, and approximately 500m east of the boundary to Hampstead Heath. The property is situated just north of the Holly Lodge Estate within the Highgate Conservation Area and the London Borough of Camden.

The building was added to the statutory list in 1954 as part of a group listing that includes 1-11 Holly Terrace. The entrance gates/garden walls, and lamp-posts that service Holly Terrace are also separately listed at Grade II.

It is located within the Highgate Conservation Area (first designated in 1968 and extended in 1978 and again in 1992). The conservation area boundary traces the southern edge of the access lane to Holly Terrace, with the area to the south forming the Holly Lodge Estate Conservation Area. The site is noted as a making a positive contribution to the character and appearance of the conservation area.

**Proposed Works**

The proposed works subject of this application comprise works shown at pre-application stage (ref:2022/3317/PRE) dated 23rd January 2023, Site visits with David McKinstry on 10th October 2022, and 11th November 2022. The detailed design has been refined through internal discussions within the design team and through discussions with Council officers since then.

The description of works for which full planning and listed building consent is sought is as follows:

*'Erection of rear lobby extension between kitchen and cellar and rear extension to form a garden room link to garage, formation of new doorway openings, rear extension to form a garden room, insertion of canopy at main door on front elevation, replacement external door to rear hallway, and works to courtyard passageway to provide storage for bin and air source heat pump.'*

In summary, the proposed works are as follows:

- The erection of a rear infill lobby extension between the kitchen and wine cellar including the formation of a new door opening into the existing pantry to enable direct and covered and enclosed access between kitchen, pantry, and wine cellar.
- The erection of a rear infill extension to form a garden room, including the formation of a new door opening in the hallway to form a link between the hallway to the garage.
- Insertion of a period wrought iron canopy at the main door on the front elevation.
- Replacement of non-period external door to rear hallway with solid, six-panel door.
- Works to courtyard passageway to provide storage for bins and for air source heat pump.

## Planning Policy Context

### The National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the up-to-date national policy position for Heritage buildings and must, therefore, be used in the determination of this planning application. The most relevant sections are highlighted below.

To enable the determination of applications, the significance of any heritage assets affected needs to be described as part of the supporting information. The level of detail should be proportionate to the asset's importance (Paragraph 194).

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. (Paragraph 195)

In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness (Paragraph 197).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (Paragraph 199).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

(Paragraph 200).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (Paragraph 202).

Camden Local Plan (2017)

Policy D2 Heritage states that Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building;
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Designated heritage assets include listed buildings and structures, registered parks and gardens and conservation areas. The Council will apply the policies above and will not permit harm to a designated heritage asset unless the public benefits of the proposal outweigh the harm. Any harm to or loss of a designated heritage asset will require clear and convincing justification which must be provided by the applicant to the Council. In decision making the Council will take into consideration the scale of the harm and the significance of the asset.

In accordance with the National Planning Policy Framework the Council will only permit development resulting in substantial harm to or loss to a grade II listed building, park or garden in exceptional circumstances and will only permit development resulting in substantial harm to or loss to a grade I and II\* listed building, grade I and II\* registered park or garden in wholly exceptional circumstances.

## Planning and Listed Building Consideration

The National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

In accordance with National Planning Policy Framework paragraph 189, a general Statement of Significance has been prepared by Asset Heritage Consulting Ltd, to provide an independent appraisal of the heritage significance of this listed building, and indeed where appropriate, to recommend how it possesses 'capacity for change', for sympathetic alteration - identifying constraints and opportunities arising from the asset at an early stage.

Now that a detailed scheme has been drawn up, the June 2022 Statement of Significance provides a useful 'baseline' against which to assess the effects of the proposals on the significance of Holly Terrace and nearby heritage assets (including the Highgate Conservation Area).

As Such, the Heritage Impact Assessment should be read alongside that Statement of Significance as well as the Design & Access Statement prepared by the scheme architects, Alistair Downie, which sets out the rationale underlying the approach taken to the design proposals.

The proposed alterations to the listed building adapt the building to meet the needs of modern living whilst maintaining the special architectural and historic interest of the listed building. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in the optimum viable and active use that is consistent with their conservation. It is accepted that ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

The proposed works reflect the existing external character and appearance of the building and comprise materials that are of high quality and complement the local character. The proposed works would have no adverse effect on the historic integrity of the Listed building and its setting, nor to any features of architectural or historic interest which it possesses.

In summary, it is considered that the application proposals are compatible with the heritage significance of this sensitive site and will serve to preserve the significance of 2 Holly Terrace as a listed building. Equally, there is no identified any harm to the significance of the nearby listed buildings of Holly Terrace through the effects on their settings nor to the character and appearance of the Highgate Conservation Area. The proposals are therefore considered to be in accordance with Local Plan Policy D2 Heritage, the proposals preserve or enhance the historic environment and the heritage asset.

As such, the application proposals are compatible with both local and national guidance on the conservation and enhancement of the historic built environment, including the guidance in the NPPF and its accompanying PPG and, most importantly of all in heritage planning terms, pass the statutory tests set by Sections 16, 66, & 72 of the Planning (Listed Buildings & Conservation Areas) Act.

In considering the proposals against Policy A1 Managing the impact of development, due to the location, positioning, design, visual appearance, and outlook of the extensions, they are not considered to cause unacceptable harm to amenity.

Furthermore, in accordance with Policy D1 Design, the proposals are of the highest standard of design that have careful consideration of the characteristics of a site, particularly the character and proportions of the existing building, features of local distinctiveness, and the wider context of neighbouring buildings and the wider Conservation Area in order to achieve high quality development which integrates into its surroundings.

## Submitted Documents

In addition to this cover letter (including Heritage Statement and DAS), we enclose the following information:

- Householder Planning and Listed Building Consent Application Forms
- CIL Form
- Design and Access Statement
- Site Location Plan
- Existing and Proposed Drawings and Sections
- Proposed Garden Room Detail
- Proposed Lobby Room Detail
- Heritage Impact Assessment
- Statement of Significance
- Area Schedule
- Drawing Schedule

The requisite planning application fee has been paid via The Planning Portal.

We look forward to confirmation of receipt of the Full Planning and Listed Building Consent application in due course. However, please do not hesitate to call me should you require any further clarification or information.

Yours sincerely

**David Williams**  
**Director**  
**Planning Resolution Ltd**