

Application ref: 2023/1736/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 Holly Village
Swain's Lane
London
Camden
N6 6QJ

Proposal:

Installation of underfloor insulation in living room and lighting in the stairway.

Drawing Nos: 371_2_0_100; 371 LB 0 10 Rev A; 371 LB 23 01; 371 LB 62 10 Rev A;

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:

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 Reasons for granting listed building consent:

6 Holly Village forms part of a group of 12 Grade II* listed former estate cottages built by William Cubitt for Baroness Burdett- Coutts, dating from 1865. The special interest of the building lies both in its architectural and historic interest. The building, featuring ornate wood carvings and a prominent steeply pitched roof, forms a picturesque group in a private garden and was designed as part of a model village for the private rent to those on considerable incomes. As a result, the exterior and interiors are well detailed, despite the small size of the buildings.

Insulation is to be provided beneath the ground floor joists to improve the building's performance. Floorboards will be carefully removed and reinstated so no historic fabric is lost. The insulation will still allow ventilation under the floor and will not block any vents.

In the stairway surface mounted lights are proposed to replace an existing fitting. These lights are small in size and will not damage the existing lathe and plaster ceiling. They could be easily removed in the future.

The proposed works will preserve the special interest of the Grade II*listed building.

The application has been advertised in the press and by means of a site notice but no consultation responses were received from these. Historic England responded to the consultation authorising the council to determine the applicant as is thought fit.

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 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 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) 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.

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



Daniel Pope
Chief Planning Officer