

Application ref: 2023/3463/L  
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Date: 17 October 2023

**Development Management**  
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Planning Resolution Ltd  
67 High Street  
Leatherhead  
KT22 8AH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**2 Holly Terrace**  
**London**  
**N6 6LX**

#### Proposal:

Erection of glazed roof and glazed doors to create lobby at basement level (including replacement of window with door), erection of French doors and mansard roof with glazing to create infill extension between rear (north) elevation and existing garage (including insertion of door to eastern elevation of existing closet wing), replacement rear entrance door at ground floor level, enlargement of courtyard passage at rear to provide area for bin store and insertion of wrought iron canopy above main door on front (south) elevation.

#### Drawing Nos:

Existing drawings: DR\_010; DR\_090; DR\_099; DR\_0100; DR\_0101; DR\_0102;  
DR\_0103; DR\_0120; DR\_0122; DR\_0140;

Proposed drawings: DR\_190-1; DR\_199-1; DR\_0200-1; DR\_0201-1; DR\_0202-1;  
DR\_0203-1; DR\_0220-1; DR\_0222-1; DR\_0240-1; BA180 - 04 - 480; BA180 - 04 - 481

Supporting documents: Heritage Impact Assessment prepared by Asset Heritage Consulting dated August 2023; Design and Access Statement prepared by Alistair Downie dated 11 August 2023; Statement of Significance prepared by Asset Heritage Consulting dated June 2022

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings: DR\_010; DR\_090; DR\_099; DR\_0100; DR\_0101; DR\_0102; DR\_0103; DR\_0120; DR\_0122; DR\_0140;

Proposed drawings: DR\_190-1; DR\_199-1; DR\_0200-1; DR\_0201-1; DR\_0202-1; DR\_0203-1; DR\_0220-1; DR\_0222-1; DR\_0240-1; BA180 - 04 - 480; BA180 - 04 - 481

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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) Details of the connections of the proposed front entrance porch to existing fabric, including drawings (plan, elevation and section) at a scale of 1:10, materials, finish and method of fixing into the plinth, wall, railings and any other part of the building where connection is proposed.

b) Samples and/or manufacturer's details of all materials to be used in respect of the erection of the front entrance porch;

c) Section and elevation drawings of the proposed front entrance porch indicating the height and width in relation to the façade of the main elevation.

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 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer