

Application ref: 2023/4725/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**17 Highgate High Street
London
Camden
N6 5JT**

Proposal:

Alteration of area doorway and removal of grilles. Internal works.

Drawing Nos: Site location plan: HHS-EX-100; Existing drawings: HHS-EX-01; HHS-EX-02; HHS-EX-03; HHS-EX-04; Proposed drawings: HHS-GA-01-D; HHS-GA-02-C; HHS-GA-03-A; HHS-GA-04-A; HHS-GA-5

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:

Site location plan: HHS-EX-100; Existing drawings: HHS-EX-01; HHS-EX-02; HHS-EX-03; HHS-EX-04; Proposed drawings: HHS-GA-01-D; HHS-GA-02-C; HHS-GA-03-A; HHS-GA-04-A; HHS-GA-5

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 The site is one of three terraced houses, now containing a shop in office use, of 1733 by Robert Harrison, listed grade II* and making a positive contribution to the Highgate Village Conservation Area. It is said that the premises suffered a fire and that the interior is no longer original.

The site is currently a two-storey entity entered via a basement doorway in the party wall with the shop next door. The applicant wishes to close this opening and create front access from the area, creating a separate office.

Externally, the applicant proposes to recondition the area railings and a storage structure in the area, rebuild the area steps, and remove the concrete ground slab and replace it with York stone slabs at a slightly lower level. This will allow fire-safety-compliant egress from the lower ground floor through the area door. Security grilles will be removed.

Internally, partition alterations are proposed.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England declined to comment. The site's planning history has been taken into account in making this decision.

Particular 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.

- 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.

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