

Application ref: 2023/5437/L  
Contact: Fast Track TY  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 6 February 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Simple-Build  
797 LEA BRIDGE ROAD  
WALTHAMSTOW  
E17 9DS

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**14 Highgate West Hill  
London  
N6 6JR**

Proposal:

External alterations in connection with the installation of platform lifts - one to front external steps and one to rear external steps.

Drawing Nos: S08 rev 1, A01 rev 3, A02 rev 3, A03 rev 3, A04 rev 3; Heritage and Justification Statements from Simple-Build Consulting Engineers (project refs. 953), both dated 16/10/2023; Quotation and specification details documents from Level Access Lifts (ref. LAL.15193.12.23) received 21/12/2023.

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: S08 rev 1, A01 rev 3, A02 rev 3, A03 rev 3, A04 rev 3; Heritage and Justification Statements from Simple-Build Consulting Engineers (project refs. 953), both dated 16/10/2023; Quotation and specification details documents from Level Access Lifts (ref. LAL.15193.12.23) received 21/12/2023.

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 Reason for granting listed building consent:

The principal consideration material to the determination of the application is the impact of the proposal on the Grade II listed building and its features of special architectural or historic interest. In this regard, it is firstly noted that all proposed works would be to non-original stone steps at the front (south side) and rear of the property.

The proposed works are required to allow improved access and egress into and out of the property by the applicant/occupant, who has difficulty entering and exiting the premises using existing stairs at both the front (south side) and rear of the property. It is noted that listed building consent (2023/3393/L) was recently granted on 29/11/2023 for stair lifts in similar locations; however, given a change in the applicant/occupant's circumstances, platform lifts are now required instead. The proposals are otherwise fairly similar.

The proposed platform lifts would be attached to a pair of aluminium support rails in each case which would be fixed by means of a number of concealed bolts into existing, non-original stonework in order to anchor 3 x supporting brackets for the lift at the front (south side) of the property and 4 x supporting brackets to the rear. All works of fixing would involve only relatively minor interventions into the existing stonework and would be reversible in nature, which in listed building terms is a temporary arrangement that would allow for the proposals. A condition would be attached to any approval requiring the lifts to be removed and the affected areas made good when the lifts are no longer required.

While the proposal would not be in keeping with the general historic character and appearance of the host building by virtue of its modern and functional design and materials, the proposal is considered, on balance, to be acceptable in this instance, particularly given the relatively discreet positioning of both lifts at the side of the property which would not be visible from within the public

realm and the minor nature of the works. In this regard, it is considered that the proposals would not cause harm to the special architectural and historic interest of the building, nor to the significance of a building through any adverse effect on its setting, and are acceptable.

Also taken into consideration is the temporary nature of the proposed alterations, and as such, a condition would be attached requiring the platform lifts to be removed when no longer required by the applicant/occupant.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Highgate Conservation Area Advisory Committee responded confirming that they raised no objection.

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, policy DH2 of the Highgate Neighbourhood Plan 2017, 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 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).
- 4 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.
- 5 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.

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