

Application ref: 2023/4635/L  
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Date: 16 April 2024

**Development Management**  
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Mr Thomas Quoroll  
57 Highgate West Hill  
London  
N6 6DA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**57 Highgate West Hill  
London  
Camden  
N6 6DA**

Proposal:

Replacement of cementitious render to front elevation with lime-cork based render.  
Drawing Nos: Site location plan; Design Access and Heritage Statement; Diathonite specification document ref 23151813; Diasen Technical Data Sheet; Drawings numbered 1854\_YPUK\_P002; 1854\_YPUK\_P003

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

#### Site and Significance

57 Highgate West Hill is a GII listed building in the Highgate Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as a mid-C18th house and its positive townscape value including its group value with neighbouring listed buildings and its positive contribution to the character and appearance of the Conservation Area. The works have been subject to site and press notices and the CAAC has been consulted. No representations have been received from the CAAC or the public.

#### Proposed Works

Replacement of cementitious render to front elevation with lime-cork based render. The current render has deteriorated over time, showing signs of blistering and water ingress,

#### Impact of Proposed Works on Significance

The proposed works preserve significance in terms of the special architectural and historic interest of the listed building and the character and appearance of the conservation area. The deteriorated render will be removed by hand to minimise damage to the underlying brickwork. The new lime-based render described in the application will then be applied, preserving the visual appearance of the building and replacing a post-C18th material with a form of render better approximated to the period of the building.

The site's planning history has been taken into account when making this decision

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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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