

Application ref: 2024/1258/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
Date: 21 June 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
www.camden.gov.uk/planning

K&D Joinery LTD
K & D Joinery Ltd
Joinery House, 69 Chequers Lane
Dagenham
RM9 6QJ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Dickinson House
46 Highgate West Hill
London
Camden
N6 6DB

Proposal:

Removal and re-installation of sashes to existing box sash windows on a like for like basis.
Drawing Nos: Location plan, 6140 (exist ele, section and plan), 6139 (propo ele, section and plan), heritage statement, design & access statement

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:

Location plan, 6140 (exist ele, section and plan), 6139 (propo ele, section and plan), heritage statement, design & access statement

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 a grade-II*-listed, semi-detached house of 1729, making a positive contribution to the Highgate Village Conservation Area.

The building was listed at an early stage, in 1954, owing to its high degree of significance. Grade-II* listed buildings make up just 6% of listed buildings.

The applicant wishes to replace the timber sashes (but not the frames) of his front elevation, which are said to be beyond repair, with replicas.

He would normally be required to repair the sashes, but they are not original, having been replaced in the late-20th century, as the Historic England list description notes, after the house suffered a period of dereliction.

Additionally, the windows to be replaced are currently double glazed and the applicant proposes to replace their glazing with a more appropriate single-glazed mono system.

No consent exists for the double glazing, which is therefore considered unauthorised. Approved drawings from 1973 relating to proposed fenestration show single glazing.

The return to single glazing will tend to return the house towards its historic condition and will represent a heritage benefit.

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 has issued a letter of flexible authority ratified by the secretary of state. 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