

Delegated Report		Analysis sheet		Expiry Date:		17/10/2012	
		N/A / attached		Consultation Expiry Date:		04/10/2012	
Officer				Application Number(s)			
Victoria Pound				2012/3979/L			
Application Address				Drawing Numbers			
70 Highgate Road London NW5 1PA				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of roof structure and replacement of roof covering with natural slate.							
Recommendation(s):		Grant listed building consent.					
Application Type:		Council's Own Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		English Heritage – determine as seen fit. Press and site notices displayed – no responses received.					
CAAC/Local groups* comments: *Please Specify		N/a – LBC only.					

Site Description

Grade II listed semi detached house, one of a pair dating from the early C19, located within the Dartmouth Park conservation area.

Relevant History

None relevant.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage
DP25 Conserving Camden's heritage

Assessment

It is proposed to replace the roof structure to no. 70. Works of repair to the roof's covering were being undertaken when it was discovered that the timber roof structure beneath was in a very poor state. Many years of patch repairs have been allowing water ingress which has allowed most of the timbers beneath to decay significantly. Many of the roof timbers collapsed when the covering was removed. The roof structure is considered to be beyond reasonable repair and is therefore proposed to be replaced using a timber structure to match the existing. The replacement timbers are proposed to be slightly increased in size, but this small change is not considered to have a significant impact upon the special interest of the building.

The existing roof covering is a mixture of natural slate with artificial slate patch repairs; it is proposed that the replacement covering will be wholly in natural slate, which is welcomed in listed building terms.

The replacement of the structure of the roof is considered to be justified in this case, due to the particularly poor condition of the existing. It is considered that the proposals will benefit the long term health and longevity of the building and will preserve its special architectural and historic interest. The proposals therefore comply with the relevant local and national policies and guidance, and approval is recommended.