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United House
North Road
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N7 9DP

Application Ref: **2010/2661/L**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

8 July 2010

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:

**82 Highgate West Hill
London
N6 6LU**

Proposal:

Internal and external alterations in association with excavation to create enlarged basement floor level, including front lightwell and associated staircase; rear extension at newly created basement floor level and associated new access steps and landscaping to rear garden, and associated alterations, all to single family dwellinghouse (Class C3)

Drawing Nos: Site Location Plan 1000 Rev 0; 1001 Rev 12; 1002 Rev 12; 1003 Rev 3; 1005 Rev 12; 1006 Rev 12; 1007 Rev 12; 1009 Rev 1; 2002 Rev 14; 2003 Rev 14; 2004 Rev 12; 2005 Rev 14; 2006 Rev 14; 2007 Rev 2; 2008 Rev 2; 3103 Rev 8; 1245/01 Rev C; 1245/02 Rev C; Archaeological Deskbased Assessment LP0886L-DBA-v1.1; Pre-development Arboricultural Report; Historic building appraisal and justification of proposals.

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth .

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

d) Samples and/or manufacturer's details of new facing materials for the proposed works to be provided on site and retained on site during the course of the works.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 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.
- 2 You are advised that listed building consent is granted for physical works to the fabric of the building only. The associated planning application (app ref. 2010/2660/P) has been resolved to grant planning permission on 08/07/2010; however this decision is subject to the successful conclusion of a S106 Agreement. For further information, please contact the Council's Legal Services department on 0207 974 1947.
- 3 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (Listed buildings). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report.

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