

Delegated Report		Analysis sheet		Expiry Date:		19/04/2010	
		N/A / attached		Consultation Expiry Date:		07.04.10	
Officer				Application Number(s)			
Victoria Fowlis				2010/1245/L			
Application Address				Drawing Numbers			
Voel House 18 South Grove London N6 6BJ				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of wheelchair platform lift from ground to second floors including alterations to internal staircase [NB: application identical to previously approved scheme reference 2004/5275/L granted 14/03/2005] of existing single family dwelling (Class C3).							
Recommendation(s):		Grant listed building consent.					
Application Type:		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 – flexible authorisation granted. Site notice displayed – no responses.					
CAAC/Local groups* comments: *Please Specify		n/a - internal listed building works only.					

Site Description

Grade II* Listed Building located within the Highgate Conservation Area. Originally late 17th century, reconstructed in 1713, altered at different dates in the 19th century, fire damage reinstated in the 1930s, various works in the 1960s.

Relevant History

2004/5275/L – listed building consent granted 14.03.05 for *Installation of wheelchair platform lift from ground to second floors including alterations to internal staircase.*

Relevant policies

Replacement Unitary Development Plan 2006

B6 – listed buildings

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

DP25 – Conserving Camden's Heritage

CS14 – promoting high quality places and conserving our heritage.

Assessment

Listed building consent was granted in 2005 for the installation of a wheelchair lift from ground to second floor, in order to facilitate access for a family member with MS, who it is intended will come to live in the property. The works have not been implemented as the son's condition has not yet reached a point where he has moved into the property. As the 2005 consent has expired, this application seeks further consent for the same works, in anticipation of the requirement for lift access in the future.

Whilst the previous application was considered under the 2000 UDP, the justification for the proposal has not changed in the interim time, and the material circumstances, justification and detailed design are considered to comply with the Council's 2006 UDP policy B6. It is recommended therefore that consent is granted subject to condition.

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