

Mr Michael Neocleous
Papa Architects Ltd
Archway Road
Highgate
London
UK
N6 5A

Application Ref: **2010/0018/L**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

8 April 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 and Warning of Enforcement Action

Address:
25-27 Highgate High Street
London
N6 5JT

Proposal:

Internal alterations to existing upper floor maisonette, internal alteration to ground floor rear lobby area in association with ground floor retail use, refurbishment of existing windows, installation of roof lights and installation of new windows on rear elevation at ground and first floor level.

Drawing Nos: 929-00-001; 0929_98_101; 0929-98-201; 0929-00-201A; 0929-98-202; 0929-00-202A; 0929-98-203; 0929-00-203A; 0929-98-204; 0929-00-204A; 0929-98-205 "existing roof plan"; 0929-00-205 "proposed roof plan"; 0929-98-231; 0929-00_223A; 0929-98-222; 0929-00-222A; 0929-98-221; 0929-00-221; 0929_98_602 "existing section through sash window"; 0929_00_602 "proposed section through sash window"; 0929-98-601 "existing details of sash window, cornice, picture rail, skirting"; 0929-98-601 "proposed details of sash window, cornice, picture rail, skirting"

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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 A schedule of works which includes details for the materials to be used for all the reinstatement works (including the reinstatement of the chimney breasts, plasterwork, ceilings, floors and any other relevant reinstatement works) shall be submitted to and approved in writing by the Council before works are commenced. 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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 ENFORCEMENT ACTION MAY BE TAKEN

Please note that unauthorised works have already been carried out at the property. You are advised that unless the approved works are carried out within three months of the date of this permission, the Council may take enforcement action to ensure the reinstatement works are carried out.

- 2 You are advised that the works to change the use of the ground floor rear lobby room and basement from residential to ancillary to retail use and the amendments to the rear fenestration require a further application for planning permission.

- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 Reasons for granting listed building consent. [Delegated]

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), B7 (conservation areas) and SD6 (amenity for occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613