

Planning Potential
Magdalen House,
136 Tooley Street,
London,
SE1 2TU

Application Ref: **2009/2595/L**
Please ask for: **Sara Whelan**
Telephone: 020 7974 **2717**

9 February 2010

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)
NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
APPROVAL

Address:
41 Highgate West Hill
London
N6 6LS

Proposal:
Repair and reconstruction of boundary wall facing Highgate West Hill with associated tree removal and replanting.

Drawing Nos: SK40-090602; SJA TPP 02; 601-E-020; 601-P-001C; 601-P-030; 3966/RW-110 rev P2; 3966/RW-111 rev P1; 3966/RW-112 rev P1; 3966/RW-120 rev P1; 3966/RW-121 rev P1; Method Statement & Risk Assessment; Site Location; Structural Engineer's Report (29.05.09) and Planning, Heritage and Design and Access Statement

The Council has considered your application and had an appeal not been made to the Secretary of State, would have granted Listed Building Consent subject to the following condition(s):

Condition(s) and Reason(s):

- 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 A sample panel of the proposed reinstated brickwork, demonstrating the proposed

brick type, face-bond and pointing, including proposed mortar mix, shall be provided on site and approved by the Council (in consultation with English Heritage) in writing before the relevant part of the works are commenced. The sample panel shall be retained on site until the work has been completed. All works should be undertaken in strict accordance with the approved details.

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 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.

- 5 The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, 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.

- 6 No cleaning of masonry, other than a gentle surface clean, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

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.

- 7 Details of the proposed vertical expansion joint between the plain brickwork sections of the wall and the central columned section, at a scale of 1:2 should be submitted to and approved by the Council in writing before the relevant part of the works are commenced.

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 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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