

Delegated Report		Analysis sheet		Expiry Date:		15/11/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Charlie Rose				2006/3934/L			
Application Address				Drawing Numbers			
Flat 2 1 Holly Terrace London N6 6LX				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Internal alterations including replacement of existing stairs, removal of partitions and creation of an additional w.c along with associated alterations							
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
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a					

Site Description

The application site is located on the east side of Highgate Westhill. The building is grade II listed dates from circa 1817 and makes a positive contribution to the Highgate Village Conservation Area of which it forms a part.

Relevant History

N/a

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

B6 – Listed Buildings
B7 Conservation Areas.

Assessment

Listed building consent is sought for internal alterations to the ground and lower ground floor flat. No. 1 Holly Terrace appears to have been insensitively converted into flats during the mid 20th Century. Flat no. 2 contains little of architectural merit (except for ground floor window reveals and floor plate) or the historic plan form. The proposed works remove most of the modern additions and simplify the layout of the flat. The proposed works would not harm the retained historic fabric or unduly harm the character and appearance of the building and are therefore considered acceptable.

Further details on the method of damp proofing and structural works to the lower ground floor should be submitted and approved by the council prior to works commencing to safeguard what special architectural and historic interest remains of the building.

During the site inspection the architect explained that he would also like to remove the existing ground floor timber joists and floorboards and install a new floor using steel beams spanning between party walls to increase the head room at lower ground floor level. No details have been submitted as part of this application. The works do not form part of this application nor has the application been assessed with these works included.

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