

Mr. Tom Young
TYA
19 Bassett Street
London
NW5 4PG

Application Ref: **2014/6142/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

16 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
98 Highgate Road
London
NW5 1PB

Proposal:

Alterations in connection with extensions and modifications to a dwelling; including a part single storey part two storey rear extension, a new second floor window, front garden works, replacement roof, repairs to windows and brickwork and internal changes to the building.

Drawing Nos: A/01/01; 02; 03; 04; 05 Rev A; 06; 07; 10 Rev B; 11 Rev C; 12 Rev F; 13 Rev B; 14 Rev A; 15 Rev C, A/02/06; 07; 08; 10 Rev C; 11 Rev D; 12 Rev A, A/03/06; 07; 11 RevC, A/07/01 Rev B; 20 Rev B, Heritage Statement dated 23/09/2014 and Design and Access Statement dated September 2014.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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) Plan, elevation and section drawings of all new window and door openings at 1:10, including jambs, head and cill, moulding and architrave details at a scale of 1:1.

- b) Samples and manufacturer's details of new facing materials. The relevant part of the works shall then be carried in 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would match the footprint of a previous extension, be subordinate in nature and scale to the host building and it would not interfere with the layout or character of the grade II listed building.

The proposed two storey element is atypical for a listed building of this type and

does cause some harm to the plan at this level. This would result in less than substantial harm to the significance of the listed building. The extension would remain subordinate in scale to the host building and would avoid alterations or subdivision to the existing original rooms whilst still allowing the building to continue to be used as a modern family dwelling. This would secure the optimum viable long term use of the property without harming the interior of the original building and would outweigh the limited harm caused.

The proposed materials used in the extensions would be traditional including matching brick, zinc and Iroko hardwood. All the other external works, including the repairs to windows and brickwork and the replacement flat roof, would use matching materials to enhance the character and appearance of the listed building.

The internal works would retain the fabric and features of value to the significance of the listed building. Alterations would be made to the areas of the dwelling already altered including the ground floor rear opening, the first floor rear room which has been subdivided with a modern window opening and the top floor. In this regard the internal works would not harm the special interest of the listed building.

One objection was received regarding the application. The concerns were duly considered prior to making this decision. The site's planning history and relevant appeal decisions were also taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

