

Miss Alice Brown
AAB architects
10 Stock Orchard Street
London
N7 9RW

Application Ref: **2015/0117/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

24 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Council's Own Listed Building Consent Granted

Address:
Swain's Lane Lodge
Swain's Lane
London
N6 5HG

Proposal:
Installation of first-floor ensuite bathroom
Drawing Nos: Design & access statement, 312SP04E, 312SP03E, 312SP02E

The Council has considered your application and decided to grant Council's Own 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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.



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.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The site is a cottage in the entrance to a park beside the entrance to Highgate Cemetery.

The applicant wishes to install an en suite bathroom within this listed building.

Description of proposal

A back bedroom enfilading off the main bedroom is to become a dressing room and en suite bathroom. The applicant already has LBC for this (2014/3733/L), but now wishes to reorient the bathroom across the room rather than to the side of it. Bearing in mind the fact that the subdivision of the room is already deemed acceptable in principle, this lateral subdivision is likely to result in a more pleasing proportion for the two rooms so provided than the consented arrangement, which had an awkward relationship with the window.

An initial proposal to add insulation to an internal wall was deemed unacceptable and has been deleted from the proposal.

Conclusion

The work will be minimal and reversible and will only affect the upper rear room, a secondary space. Because of its unusual location, it may be easier to keep the cottage in beneficial use as a result of the alteration. It will therefore not have a harmful effect on the special interest of the listed building.

Being internal works within a Grade II listed building, no consultation was required. However, as a council's-own scheme, it has been referred to the NPCU. Consent has duly been received from the NPCU for the work.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment