

Mrs Elise Schlosberg
Flat 2
1 Holly Terrace
Highgate West Hill
London
N6 6LX

Application Ref: **2015/0042/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

8 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 Holly Terrace
London
N6 6LX

Proposal:
Placement of gas meter and air conditioning unit in light well (retrospective)
Drawing Nos: Design & access statement, supporting document "Photos", Air Conditioning
A2192

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 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 This is a retrospective application aimed at regularising an existing state of affairs following a neighbour complaint and ensuing enforcement case.

It relates to a gas meter box and an air conditioning condenser attached to the side of a grade-two-listed building adjacent to the car park. Both devices are in an angle formed by a wall and the side of the building and are partially sunk in a semi-basement light well created by a raised bed of shrubbery by which they are almost completely shielded from view.

The units are modest in size and impact, and neither is visible from the public domain, or indeed from within the private car park, unless one enters the site, closely approaches the building and looks along its elevation. Pipework for the condenser unit is black and is camouflaged by having been run along a black-painted stripe which runs around the building.

Two objections have been received, one stating that the alterations are "unacceptable and contravene the purposes of maintaining the form of a listed building". The other objection states that the installations are inappropriate, will create a precedent, are unsightly and in a public area.

While under most circumstances, the installations would be unacceptable on the exterior of a listed building, it is considered that in this specific case, because of their specific siting, low down in a light well, and in a corner, hidden by a wall and behind a raised bed filled with shrubbery, they do not adversely affect the special interest of the listed building.

Insofar as this hidden corner is the only site where such machinery might be acceptable, the installations do not create a precedent. As noted, the site is highly enclosed and also, being a private car park, is not "public" in the technical sense.

The site's planning history has been taken into account when coming to this

decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, 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 March 2015 consolidated with alterations since 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