

Ms Grace Mollart  
Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Application Ref: **2015/1324/L**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

4 June 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**41 Highgate West Hill**  
**London**  
**N6 6LS**

Proposal:  
Creation of a sub-station on the eastern side of basement and associated vent in forecourt (retrospective)

Drawing Nos: Subterranean Substation & Shaft at 41 Highgate West Hill, London N6 (Design and access statement), prepared by Scott and Twine; Location Plan - 601-P-1336-000; Existing Section - 363-76-052-TP0; Existing Basement Plan - 363-208B-TP1; Proposed Basement Plan - 363-208C-TP0; Proposed Section - 363-76-050-TP2; Main House Fresh Air Inlet - 601-P-1289-000; Main House Fresh Air Inlet Detail Plan - 601-P-1345-000

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 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.

The vent stack associated with an internal plant is set within the grounds of the site and runs parallel to Highgate West Hill. The terminating vent is set 1.8m below the adjacent boundary wall and covered by topsoil, with associated railings set around the louvered element.

The quality and design of screening materials is considered appropriate and ensures no harm to the special architectural and historic interest of the listed building and would preserve the character and appearance of the surrounding conservation area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

English Heritage advised that the application be determined in accordance with national and local policy guidance.

Special regard has been attached to the desirability of preserving the 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 proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, and DP25 and of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.6 of the London Plan 2015 consolidation with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to

Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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