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Application Ref: **2015/0954/P**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

17 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 The Old Hall  
South Grove  
London  
N6 6BP**

Proposal:

Creation of glazed light well enclosure and repositioning of railings

Drawing Nos: PL001 Rev A, PL002 Rev A, PL126 Rev B, PL121 Rev A, PL112 Rev A, PL111 Rev A, Design and Access Statement: Front Alterations - Rev A rec'd 14/05/2015, Heritage Impact Assessment dated January 2015, PL026, PL021, PL004, PL003.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL001 Rev A, PL002 Rev A, PL126 Rev B, PL121 Rev A, PL112 Rev A, PL111 Rev A, Design and Access Statement: Front Alterations - Rev A rec'd 14/05/2015, Heritage Impact Assessment dated January 2015, PL026, PL021, PL004, PL003.

Reason:

For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Reasons for granting permission.

The application site forms the 19th century south-west addition to a Grade II\* listed detached house. The main block dates from c.1694. The site itself is a two-storey property including a lower ground floor level and is located in the Highgate Village Conservation Area.

The proposal is for the repositioning of railings to the front elevation of the property and the creation of a glazed lightwell enclosure. The existing cast iron railings will be brought forward by 100mm. Specifically, the enclosure of the front lightwell, beneath the main ground floor entrance steps will take the form of a glazed door at the base of the steps from ground level and a glazed roof over the lightwell. At the vault level, a side window will be removed and bricked over. The changes are proposed to enable the creation of an internal sheltered link between the kitchen and the vaults beneath the entrance steps.

It is considered that the proposed railings and enclosed lightwell will not cause any harm to the fabric of the listed building. The proposal has been amended to retain the metal railings to the front which preserves the integrity of the design of the building and its heritage features and maintains the character of the Highgate Village Conservation Area. The other changes proposed are considered modest in scale and design and will be at lower ground level and will therefore not be visible from the street frontage nor will they alter the appearance of the frontage from the streetscape.

As the proposal involves alterations to the entrance railings and lower vault level, it

is considered that there will be no residential amenity concerns arising from the proposal.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received from adjoining occupiers as a result of consultation. Objections to the proposal from the Highgate CAAC, Historic England and the Council's Conservation Officer have been addressed via an amended proposal.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historical interest and the Conservation Area within which it is located under s.66 and s.72 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 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.

- 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 Compliance and Enforcement team [Regulatory Services], 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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