

Ms Sally Mackereth  
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7b St Pancras Way  
London  
NW1 0PB

Application Ref: **2015/1320/L**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

17 August 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:

Creation of glazed light well enclosure and replacement 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 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 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.

- 3 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.

#### 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 this vault level, a side window will be removed and bricked over. These 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 repositioning of the railings and enclosed lightwell by virtue of their design and materials, would not harm the special architectural and historic interest of the listed building and would not detract from the character and appearance of the Highgate Conservation Area. Thus it is considered that the proposed railings and enclosed lightwell will not cause any harm to the fabric or the setting of the listed building.

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 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 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

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

Ed Watson  
Director of Culture & Environment