

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

Application Ref: **2015/4477/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

1 October 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:

Removal and replacement of copings stones on the dwarf walls and removal of concrete bollards around the front of the gatehouse.

Drawing Nos: 601-P-1380-000; 601-P-1381-000; 601-P-1382-000; 601-P-1383-000; 601-P-1384-000; Coping & bollards photographs 30 July 2015.

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.

Informative(s):

1 Reasons for granting listed building consent

The existing concrete coping stones are currently poor quality and do not contribute to the positively the character and appearance of the listed gatehouse and surrounding conservation area. The proposed Portland stone copings are of a high specification similar to the existing ones on the gate house boundary wall to the Grove. The proposed copings would provide a consistent approach to the boundary treatment and improve the visual appearance and character of the listed gatehouse.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 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 2015, 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



Ed Watson
Director of Culture & Environment