

Mr Richard Turner
Vivaldi Conservatories
6 Vine Close
Bottesford
Nottingham
Leicestershire
NG13 0FW

Application Ref: **2015/5115/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

10 December 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**11d Highgate West Hill
London
N6 6JR**

Proposal:

Erection of orangery over single storey rear extension and replacement of 4 sliding sash windows to the rear and side elevations

Drawing Nos: Proposed north orangery elevation, south elevation - proposed, west elevation - proposed, ground floor plan - proposed, first floor plan - proposed (all received 08/12/2015), east elevation - existing, north elevation - existing, ground floor plan - existing, first floor plan - existing, site location plan and block plan (all received 09/09/2015).

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 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 listed building consent:

The proposed orangery is considered acceptable in terms of its design, scale and materials. The extension would be constructed of brick to match the existing dwelling, with white powder coated aluminium and glazed roof and white timber windows. The use of matching brickwork painted to match the existing house would ensure the extension was complementary to the host building and the conservatory-style roof is considered acceptable in this instance due to the number of similar extensions attached to the surrounding Listed Buildings. The development is therefore considered to preserve and enhance the character of the host property and surrounding conservation area.

The original proposal included the demolition of the existing single storey rear extension and historic lean-to and the erection of a new full-width two storey rear extension. However, the proposal was considered to cause harm to the special character of the host listed building due to the bulk of the development and the loss of historic fabric and kinked form of the rear elevation. The proposal was therefore amended to set in the first floor extension above the existing single storey rear extension to reduce the scale of the development and preserve the historic features of the rear elevation. This would also ensure the historic plan form of the property is not altered at ground floor level, helping to preserve the internal design of the listed building.

The new extension would feature white timber-framed double glazed windows to match the appearance of the existing, and the existing timber sash windows will be replaced like-for like to match in terms of size, style, material and opening method.

No objections have been received prior to making this decision. The site's planning

history was 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 proposed development 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 2015, consolidated with amendments 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment