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| AsB Architecture Ltd |
| 54 Keith Road  London  UB3 4HP |
| Application Ref: **2015/6848/L** | | |
|  | Please ask for: **Alfie Stroud** | | |
| Telephone: 020 7974 **2784** | | |
|  | | |
| 16 June 2016 | | |

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**

Address:

**3 Holly Terrace**

**London**

**N6 6LX**

Proposal:

Internal alterations to partitions including creation of new WC requiring new cast iron pipe to break into existing SVP; replacement and refurbishment of windows.

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| Drawing Nos:  Site Location Plan;  Existing Plans & Elevations 001, Proposed Plans & Elevations 002 rev. 02;  Window Proposal 12.05.16;  Design and Access Statement (Revised) |

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

Conditions And Reasons:

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| 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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.  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 | 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):

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|  | Reason for granting Listed Building Consent:  The proposals concern the top-floor flat at 3 Holly Terrace, accessed from the rear off Highgate West Hill, but part of a Grade-II listed double-fronted house in a Georgian terrace. The flat occupies the top floor of the Georgian house and the top floors of two phases of Victorian closet-wing extensions. The proposals would rearrange modern partitions in the Georgian part of the flat to create three bedrooms, relocating the kitchen into the farthest part of the Victorian wing and involving some changes to the fabric there. Several twentieth-century windows would be replaced.  The partitions in the Georgian front of the flat date from a twentieth-century conversion and offer no special interest in plan-form; the proposed arrangement is appropriate, will involve no loss of historic fabric and leave chimneybreasts and windows cleanly legible within. A partition wall in the bathroom is to be relocated to enlarge this room; it is modern and lightweight, but currently stands on the line of the historic rear wall of the house. The line of this wall will be retained by the doorway within the adjacent corridor, which terminates the turn of the corridor and marks the extent of the original property. This ensures that two casement windows in the return wall, to be enhanced by replacement with sashes, will remain centred within the living room. Some non-original joinery will be lost in the proposed kitchen, and a fireplace retained but boxed-out, with no harm to historic fabric. Casements in other twentieth-century windows added to the front and rear roof slopes will be enhanced by renewal with additional transom bars, better relating to the proportions of the historic windows beneath, still matching the casements found at this level across the terrace. A new cast iron pipe will be broken into the existing SVP on the rear. The special interest of the listed building will be preserved.  Public consultation was undertaken by placement of a press and site notice, whereby no responses were received. No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.  Special regard has been attached to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses, and to conserving or enhancing the character and appearance of the conservation area, as required under ss.16 and 72 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 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 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework. |
|  | You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent. |

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Supporting Communities