

West Architecture Ltd  
3 Greenland Place  
London NW1 0AP

Application Ref: **2016/2776/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

2 August 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**7 Highgate West Hill**  
**London N6 6JR**

Proposal:  
Internal works to an existing dwelling house.  
Drawing Nos: 073.02 Rev A; 073.030 rev B; location plan.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
- a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1;
  - b) Plan, elevation and section drawings of all skirting;
  - c) Plan, elevation and section drawings of all new windows and glazing at a scale of 1:10 with typical glazing bar details at 1:1;
  - d) Plan, elevation and section drawings of the new staircase including details of the string; handrail; newel and with balustrades glazing at a scale of 1:10

The relevant part of the works shall then be carried in accordance with the approved details

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 proposal includes general refurbishment of the grade II listed dwelling. The scheme has been amended during the course of the application to preserve the spatial and layout qualities of the ground floor including retaining the chimney breasts to the main room and door and door opening to the room side of the rear room.

A modern partition would be removed at the head of the stair allowing for a well and balustrade to enhance the character of the first floor

The proposal would replace modern staircase. The position of the staircase would remain the same. New joinery and decorative plaster cornices would replace modern equivalents. Details of the new staircase, joinery and plaster are to be dealt with by way of condition. New doors openings are proposed at first floor level which would not harm the spatial qualities or fabric of the listed building.

The proposed works would preserve the special interest of the grade II listed building.

No consultation was necessary for this application. 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 special interest of the listed building under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

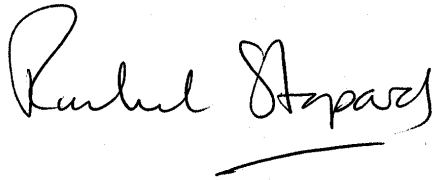
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework

- 2 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.
- 3 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, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities