

Mr Paul Fraser
Building Adaptation Services Ltd
44 River Bank
London
N21 2AB

Application Ref: **2016/3937/L**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

11 October 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
175 Highgate Road
London
NW5 1PN

Proposal:
Installation of 1x inclining lift and 1x vertical lift to building (Use D1)
Drawing Nos: OS Extract; BAS175/01; BAS175/02; BAS175/03; BAS175/04; 60900784;
Independence 2m Steplift Specifying Guide by Pollock Lifts; Elevational Photographs;
Access Statement by Building Adaption Services; Heritage Statement; Design and Access
Statement

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including elevation, section and plan drawings of the proposed inclining lift to the front external staircase at a scale of 1:20.

b) Detail of the fixing locations for the proposed inclining lift to the front external staircase.

c) Details of the proposed materials for any required build up to the upper platform of the front external staircase.

d) Details of any repairs required to brickwork exposed as part of the removal of the existing external basement staircase.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 External alterations to the host building consist of the installation of 1x inclining lift to the front elevations and stairs and the installation of a vertical lift to the side entrance of the host building for access to the basement level.

To the front of the building, the principle of the inclining lift would result in a small loss of historic fabric to the front entrance stairs and the building overall. Submission of details will be secured by conditions regarding the fixing locations of the proposed inclining lift upon the front external staircase and details of the proposed materials for the building up to the upper platform of the front external staircase. This is to ensure further there is no loss of historic fabric through the detailed design and installation of the inclining lift.

The proposed vertical lift to the side of the host building is considered to result in a very small loss of historic fabric. It will be located and installed behind a wall which has no historic or architectural importance and appears to be recently erected.

The minimal loss of the historic fabric is outweighed by the public benefit caused which is access for a student/employee at the site (a music therapy school for children with disabilities) who is a wheelchair user.

As some of the works were external, public consultation was necessary and undertaken by placement of a site notice in close proximity to the site and a press notice. No objections were received following public consultation. The site's planning history was taken into account when coming to this decision.

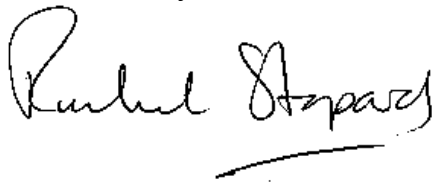
Special regard has been attached to the desirability of preserving or enhancing the Listed Building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Listed Building and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory 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 the London Plan 2016 and 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 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Executive Director Supporting Communities