

Ms Nicola de Quincey
Nicola de Quincey architecture and
conservation
43 New Road
London
E1 1HE

Application Ref: **2017/1025/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

24 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
55 Highgate West Hill
London
N6 6DA

Proposal:

Refurbishment and internal and external alterations including new rear windows, removal of entrance canopy and installation of railings to the front door. Internal works include relocating and upgrading services and fitting of new internal panelling and fireplaces.

Drawing Nos: 1; 2; 3; 4; 5; 6; 7; 12 E; 13 E; 14C; 15D; 16D; 17 E; 18D; OULTINE METHODOLOGY: BRICKWORK, REPOINTING & PLASTERING REPAIRS dated April 2017

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 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):

- 1 Reasons for granting listed building consent:

The proposed external works, including the new windows in the rear elevation, would sensitively restore the character and appearance of the cottage without harming the visual or local amenity. The proposed trellis would be no higher than existing and the proposed front entrance step and railing would improve the visual appearance of the property within the conservation area. The internal works will enhance the historic character of the interiors by streamlining and updating services and reinstating historic features including timber wall panelling and fireplaces.

As such, there will be no harm caused to the special interest of the grade II listed building.

Public consultation was undertaken through a site notice and press notice. No objections were received prior to making this decision. One comment on the application was received by the Highgate Society referring to the inappropriate roof alterations and that the does not consider the excavation required to lower the floor levels of the extension likely to have any archaeological impact. The roof alterations have been omitted from the proposal and The Greater London Archaeology Advisory Service (GLAAS) were consulted about the lowering of the ground. Given the very limited excavation which amounts to less than 500mm GLAAS were not concerned and did not feel the need to be consulted.

The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the special interest of the listed building and its features, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

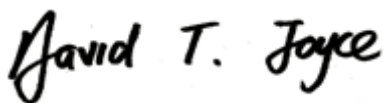
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. 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 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 3 You are advised that the external works forming part of this listed building consent which also require planning permission should not be implemented until the associated planning permission has been granted.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning