

Ms Grace Mollart
Planning Potential Ltd.
Magdalen House,
148 Tooley Street
London
SE1 2TU
United Kingdom

Application Ref: **2017/3326/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

23 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
41 Highgate West Hill
London
N6 6LS

Proposal:
Alteration to the existing gatehouse pier to create house number.
Drawing Nos: 2238-08/01/03; 02/01; 01/02; 00/01; 01/01; 00/03; 00/02.

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 development hereby permitted shall be carried out in accordance with the following approved plans:



2238-08/01/03; 02/01; 01/02; 00/01; 01/01; 00/03; 00/02.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposals seeks to install a 'house number' carved into 2 No. stone blocks set into the brick pier on the south-east side of the Gatehouse. The number '41' is to be incised into 225mm square blocks of Portland stone into the east and south facing sides of the brick pier, visible to traffic coming up Highgate West Hill, that descending it and traffic approaching from the junction with South Grove.

The 'Roman' styled incised numbers are in keeping with the Queen Anne style of the Gatehouse and the Portland stone selected to compliment the Portland stone used for the dwarf wall copings, the Gatehouse replacement copings and those used generally on the West Hill Wall and the main house itself.

It is considered that the works would complement the historic grade II listed gatehouse and entrance setting to the grade II* main It is therefore considered that the works will cause no harm to the special interest of the listed buildings.

Public consultation was undertaken by means of a site notice and a press notice, but no responses were received. Historic England were consulted and responded by stating that they did not consider that it is necessary for this application to be notified to Historic England. The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the

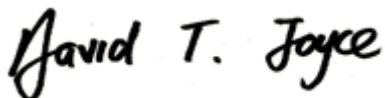
London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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