

Mr. David Mansoor  
Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
Hendon  
NW4 4AR

Application Ref: **2017/1227/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

13 September 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**106 Highgate Road**  
**London**  
**NW5 1PB**

Proposal: Demolition of rear outbuilding and lowering of existing rear patio area with alterations to rear window and door configurations. Lowering of internal ground floor level by 200mm and various internal alterations.

Drawing Nos: HIRFT-L001, HIRFT-E001, HIRFT-E002, HIRFT-L201, HIRFT-E201, HIRFT-E202, HIRFT-P001, HIRFT-P005, HIRFT-P201, HIRFT-P205, HIRFT-S001, HIRFT-S201, HIRFT-LGD001, Planning, Design, Access and Heritage Statement dated February 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 The development hereby permitted shall be carried out in accordance with the following approved plans: HIRFT-L001, HIRFT-E001, HIRFT-E002, HIRFT-L201, HIRFT-E201, HIRFT-E202, HIRFT-P001, HIRFT-P005, HIRFT-P201, HIRFT-P205, HIRFT-S001, HIRFT-S201, HIRFT-LGD001, Planning, Design, Access and Heritage Statement dated February 2017.

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.

- 4 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 of all new brickwork and all brickwork repairs to the rear elevation, including brick samples.

b) Details including sections at a scale of 1:10 of new window opening and arched lintel (including jambs, head and cill) at ground floor level to the rear elevation.

c) Details including elevations, sections and plans at a scale of 1:10 of all new door and window units with typical moulding details shown at a scale of 1:1

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 Reason for granting listed building consent:

The proposals are considered to preserve the special interest of the Grade II listed building and acceptable. There is no objection to the proposed demolition of the existing single storey rear extension. This structure is considered to be of limited significance, and while it is of some age, its demolition is not considered to cause an unacceptable level of harm to the overall significance of 106 Highgate Road. Its removal will allow for the exposure of the characteristic externally expressed chimney stack, and for the better use and opening up of the garden to provide improved amenity space for the occupiers.

To the rear, the existing timber garden door will be replaced with a new timber sash

window to match the existing, which is considered an improvement; and the existing lower ground floor window cill will be lowered to provide access into the new lowered garden. This appears to be an original opening and therefore would not result in a harmful loss of historic fabric.

There is also no objection to the lowering of the existing floor at ground floor level as this will not involve the loss of any historic fabric as the floor has been replaced with a concrete slab.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to 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.

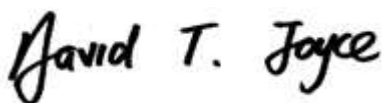
As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 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 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



David Joyce  
Director of Regeneration and Planning

