

Ms Lisa Shell  
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United Kingdom

Application Ref: **2017/5315/L**  
Please ask for: **Alyce Keen**  
Telephone: 020 7974

7 November 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**Moreton House  
14 South Grove  
LONDON  
N6 6BJ**

Proposal:

External alterations to include alterations to front garage doors, rear glazed extension, insertion of new glazed doors and windows at ground level to rear, installation of slimlite double glazed units to side extension, and insertion flush conservation rooflight to rear pitch. Internal alterations to include creation of basement wet room, conversion of garage to studio, formation of new door openings and replacement of rear half landing staircase.

Drawing Nos: MRT/GA/001/N, MRT/GA/002/S, MRT/GA/003/N, MRT/GA/004/N, MRT/GA/005/N, MRT/GA/006/M, MRT/GA/102/H, MRT/GA/103/K, MRT/GA/104/D, MRT/GA/105/D, MRT/GA/201/G, MRT/GA/202/G, MRT/GA/204/G, MRT/GA/206/D.

MRT/D/001/D, MRT/D/002/D, MRT/D/001/D, MRT/D/003/D, MRT/D/004/D, MRT/D/005/D, MRT/D/006/D.

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MRT/SE/011, MRT/CO/201, MRT/CO/311, MRT/CO/312, MRT/CO/321, MRT/CO/110/A, MRT/CO/111/A, MRT/CO/112/B, MRT/CO/113/A, MRT/CO/114/A, MRT/CO/141, MRT/DC/002/A, MRT/DC/003, MRT/DC/005.

Heritage Statement prepared by Stephen Howard Gray dated 05/10/17.

Design & Access Statement prepared by Lisa Shell Architects dated 03/10/17.



Method Statement for Metakwork prepared by George James & Sons dated 12/10/17.

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:

MRT/GA/001/N, MRT/GA/002/S, MRT/GA/003/N, MRT/GA/004/N,  
MRT/GA/005/N, MRT/GA/006/M, MRT/GA/102/H, MRT/GA/103/K,  
MRT/GA/104/D, MRT/GA/105/D, MRT/GA/201/G, MRT/GA/202/G,  
MRT/GA/204/G, MRT/GA/206/D.

MRT/D/001/D, MRT/D/002/D, MRT/D/001/D, MRT/D/003/D, MRT/D/004/D,  
MRT/D/005/D, MRT/D/006/D.

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MRT/SE/011, MRT/CO/201, MRT/CO/311, MRT/CO/312, MRT/CO/321,  
MRT/CO/110/A, MRT/CO/111/A, MRT/CO/112/B, MRT/CO/113/A,  
MRT/CO/114/A, MRT/CO/141, MRT/DC/002/A, MRT/DC/003, MRT/DC/005.

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Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Full details of any additional modification of existing or new joinery, internal panelling and jib doors then hereby approved, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of modified and new joinery at a scale of 1:10.

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 The key aspect that has been considered is the impact of the proposals on the special interest of the Grade II listed building and the character and appearance of the Highgate Conservation Area.

Due to the extensive reconstruction works undertaken in the 1980s, the majority of building fabric, with some notable exceptions, dates to this period. The 1980s work does display careful attention paid to the quality of external brickwork and the accuracy of internal historic joinery profiles. However behind panelling and other decorative details and finishes there is reinforced concrete, and timbers of modern conversion sizes, jointing and fixing, and the use of other modern materials such as Flashband (bituminous self adhesive polyester bandage) used below flaunching tiles at verges and double glazing. It is accepted that limited significance in terms of historic fabric can be attributed to these modern materials, and that as a result there is a certain degree of scope for further changes to be made to areas reconstructed after the fire. Conversely, great significance is placed on historic fabric that does survive from before the fire, which appears to be largely located at basement level.

The principle of the proposed shallow rear infill extension is supported. It is considered to be a lightweight, sensitive design that complements the original building. The proposed installation of windows either side of the 19th century French doors to increase the level of natural light within the extended interior is considered to be acceptable, it has been justified that this window is likely to date from a 20th century extension. While the principle of the replacement of windows with double glazed units within Grade II listed buildings is usually not supported, due to the unusual circumstances whereby the main house has existing 1980s double glazing, the principle of replacing the existing windows within the 19th century extension with 'slimlite' double glazing is supported. The proposed enlargement in height of the existing garage opening and replacement with a new door incorporating a row of fanlights is considered to improve the proportions and appearance of the 19th century east extension fronting onto South Grove, preserve the special interest of the listed building and enhance the character and appearance of the conservation area. There is no objection to the installation of a conservation rooflight flush with the existing roofscape.

The internal alterations are considered to be acceptable as they preserve the special interest of the listed building.

Special attention has been paid to the desirability of preserving the listed building, its setting 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords

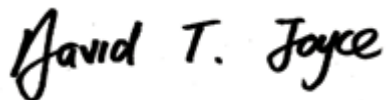
with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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.

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