

Ms Ruth Owens  
Dransfield Owens Design Ltd  
Pyramid Building  
31 Queen Elizabeth Street  
London  
SE1 2LP

Application Ref: **2018/0018/L**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

6 March 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**51 Highgate High Street**  
**LONDON**  
**N6 5JX**

Proposal:

Alterations to existing rear extension at lower ground floor level and fenestration in association with change of use from bank (A2) into 2 x 1-bed residential units (C3) at lower ground and first floor levels and retail (A1) at ground floor level

Drawing Nos: HHS - 00 - 00; HHS - 00 - 01; HHS - 00 - 02; HHS - 00 - 03; HHS - 00 - 04; HHS - 00 - 05; HHS - 00 - 06; HHS - 00 - 07; HHS - 00 - 08; HHS - 00 - 09; HHS - 00 - 10; HHS - 00 - 14; HHS - 00 - 20; HHS - 01 - 01 (Rev A); HHS - 01 - 02 (Rev A); HHS - 01 - 03 (Rev A); HHS - 01 - 04 (Rev A); HHS - 01 - 05 (Rev A); HHS - 01 - 06 (Rev A); HHS - 00 - 09 (Rev A); HHS - 01 - 10 (Rev A); HHS - 01 - 12 (Rev A); HHS - 00 - 13 (Rev A); HHS - 00 - 14 (Rev A); ROL7751\_01\_401 (Rev C); Flood Risk Assessment ref. J-367-Rev.01; Design and Access Statement; Heritage Statement; Survey Report

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: HHS - 00 - 00; HHS - 00 - 01; HHS - 00 - 02; HHS - 00 - 03; HHS - 00 - 04; HHS - 00 - 05; HHS - 00 - 06; HHS - 00 - 07; HHS - 00 - 08; HHS - 00 - 09; HHS - 00 - 10; HHS - 00 - 14; HHS - 00 - 20; HHS - 01 - 01 (Rev A); HHS - 01 - 02 (Rev A); HHS - 01 - 03 (Rev A); HHS - 01 - 04 (Rev A); HHS - 01 - 05 (Rev A); HHS - 01 - 06 (Rev A); HHS - 00 - 09 (Rev A); HHS - 01 - 10 (Rev A); HHS - 01 - 12 (Rev A); HHS - 00 - 13 (Rev A); HHS - 00 - 14 (Rev A); ROL7751\_01\_401 (Rev C); Flood Risk Assessment ref. J-367-Rev.01; Design and Access Statement; Heritage Statement; Survey Report

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 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 D2 of the Camden Local Plan 2017.

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

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth .

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

The relevant part of the works shall then be carried in accordance with the approved details.

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.

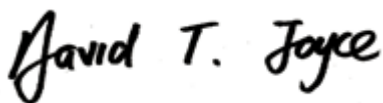
Informative(s):

- 1 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).
- 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.
- 4 You are advised that no external works can take place until the associated planning application ref 2017/6962/P has been granted permission subject to a S106 legal agreement.

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