

Mr Pietro Amorosi  
Cotleigh Consulting  
23 - 24 Green Lanes  
Southgate  
London  
N14 6EN

Application Ref: **2018/0868/L**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

13 June 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**51 Highgate West Hill**  
**LONDON**  
**N6 6DA**

Proposal:  
Erection of single storey rear extension at rear ground floor level, installation of new window to bathroom on existing outrigger at rear first floor level, smooth rendering of ground floor to front of the building, installation of new pavement balustrade.  
Drawing Nos: Existing plans: CC3715/PLN01, CC3715/PLN02, CC3715/PLN03.  
Proposed drawings: CC3715/PLN04C, CC3715/PLN05A, CC3715/PLN06C, CC3715/PLN07B.

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 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.

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

Existing plans: CC3715/PLN01, CC3715/PLN02, CC3715/PLN03.

Proposed drawings: CC3715/PLN04C, CC3715/PLN05A, CC3715/PLN06C, CC3715/PLN07B.

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 approval

51 Highgate West Hill is a grade II listed terraced property within the Highgate Village Conservation Area, which consists of three storeys on Highgate West Hill and four storeys to the rear (including a lower ground storey). At the rear there is a garden that serves the property, which backs on to Pond Square.

The re-rendering of the front elevation is considered acceptable given it is proposed on a 'like-for-like' basis. The proposed balustrade to the front of the property would match the existing balustrades of other properties in the terrace and is considered of appropriate character.

Given the size and lightweight nature of the proposed lower ground floor rear extension, it is considered acceptable in conservation and design terms. The proposed new bathroom timber sash window at first floor level on the outrigger at the rear is considered to be in character with the host building in terms of proportions and materials.

The lower ground floor extension at the rear would not impact on the amenity of neighbouring properties given its height and location. The new window at rear first floor level would face directly towards Pond Square and not towards any neighbouring properties and therefore would not cause any material loss of privacy.

The Highgate Society objected to the original scheme, which featured rear and front rooflights, pavement lights and a new terrace and door on the roof of the outrigger. Following revisions removing the above elements, the objection has been withdrawn. The planning history of the site has been 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.

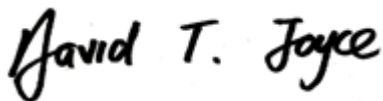
As such, the proposed development is in general accordance with policy D2 (Heritage) of the London Borough of Camden Local Plan (2017). The proposed development also accords with the London Plan (2016); and the National Planning Policy Framework (2012).

- 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