

Christopher Alda
Living Architects
Unit 14
The Linen House
253 Kilburn Lane
London
W10 4BQ

Application Ref: **2018/2307/L**
Please ask for: **Stuart Clapham**
Telephone: 020 7974 **3688**

19 June 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat A
1 Holly Terrace
London
N6 6LX

Proposal:

Replacement of existing single glazed timber framed windows and French doors with single glazed timber framed windows and French doors with secondary glazing.

Drawing Nos: Existing: 966 X12 (Site Location Plan), 966 X13 Rev. A, 966 X16, 966 X17 Rev. A, 966 X18, 966 X19 Rev. A. Proposed: 966 OD13 Rev B, 966 OD16, 966 OD17 Rev B, 966 OD18, 966 OD19 Rev B, 966 WS02 Rev B, Design and Access Statement.

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: Existing: 966 X12 (Site Location Plan), 966 X13 Rev. A, 966 X16, 966 X17 Rev. A, 966 X18, 966 X19 Rev. A. Proposed: 966 OD13 Rev B, 966 OD16, 966 OD17 Rev B, 966 OD18, 966 OD19 Rev B, 966 WS02 Rev B, Design and Access Statement.

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 permission.

The proposed development involves the replacement of the existing single glazed, white painted, timber windows and French doors with replacement windows incorporating secondary glazing to match the existing.

The proposed replacement windows are identical to the existing, apart from the installation of secondary glazing, which is considered to be acceptable. The new windows have no intervention with the historic fabric of the building and retain traditional materials, details, character and appearance. No changes or alterations are made to the existing window openings. The minor changes are therefore considered in keeping with the appearance of the existing building as a whole and would not harm the special interest of the Grade II listed building and would preserve and enhance the character and appearance of the Highgate Village Conservation Area.

It is not considered the proposal would impact upon the neighbouring amenity of adjacent residential occupiers.

Two objections were received in response to the consultation. These are detailed in a separate consultation summary. The site's planning history and relevant appeal decisions 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policy D2 of the London

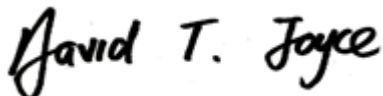
Borough of Camden Local Plan 2017. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework.

- 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