

Veronica Cassin
Harper Downie
77 Bastwick Street
London
EC1V

Application Ref: **2015/6612/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

6 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Holly Terrace
London
N6 6LX

Proposal:

Upgrade and like-for-like repairs, including introduction of boiler with vent and central heating, roof insulation and reconstruction, and LG floor damp-proofing.

Drawing Nos:

Site Location Plan;

Block Plan;

876-EXGA00-P1, 876-EXGALG-P1, 876-EXGA01-P1, 876-EXGA02-P1, 876-GA00-P1,
876-GALG-P1, 876-GA01-P1, 876-GA02-P1, 876-dE01-P1, 876-dR00-P1, 876-dR01-P1,
876-dR02-P1;

Proposed fireplaces;

(Design & Access) Heritage Assessment.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works to the roof shall carefully retain and reuse all existing tiles, sarking boards, battens and rainwater goods, with the use of replacement materials permissible only by exception and by reason of the irreparable decay of the existing. The Council shall be notified of any extensive areas of replacement required, and additional drawings and samples of these may be required.

Informative(s):

- 1 Reason for granting Listed Building Consent:
5 Holly Terrace is a Grade-II listed Georgian house, part of a terrace built by George Smart in c. 1806. The house largely retains its original plan-form, though it was extended to the rear at least once in the nineteenth-century from the lower-ground to first floors - and also has many original decorative features and historic finishes, especially on the principal floors and at the front of the house. The house has been in the same ownership since the 1940s and has been little modernised.

The proposals will update the house's heating system, and introduce damp-proofing to the habitable rooms in the basement and between-rafter insulation to the roof-space. A new boiler will be installed in an existing small WC, involving the introduction of discreet vents and flues. New radiators will be installed taking account of the orientation of the floor structure and reusing an existing riser to minimise the need for new notches in joists. In the lower-ground floor, a damp-proof membrane system with a lime-plaster finish to the walls and a new timber floor will be added over services set within the twentieth-century concrete floor

screed. Repairs to the leaking roof will add a vapour-permeable membrane and accompanying counter-battens to the otherwise retained and repaired materials of the roof build-up, causing a negligible alteration to its depth but causing no harm to the building's appearance or to historic fabric within or without. Any very limited harm arising from loss of historic fabric is strictly associated with the introduction of modest modern services which will sustain the house in its use as a single family home.

A twentieth-century plasterboard pantry is to be removed from the kitchen, and some twentieth-century partitions are to be modified to reconfigure rooms within the rear extension at first-floor level. Existing doors and sash windows throughout and, where necessary, repaired in situ. Some non-original joinery will be removed, restoring original room volumes. A lime plaster ceiling will be reinstated on the existing laths in the kitchen. Two appropriate, reclaimed fireplaces will be fitted to chimneybreasts in the kitchen and bedroom 3 where no surrounds exist at present. None of these works will cause harm to the historic or architectural interest of the listed building, and may modestly enhance its appreciation.

Consultation was undertaken by placement of a site notice and press advertisement, but no objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses, and to conserving or enhancing the character or appearance of the conservation area, as required under ss. 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

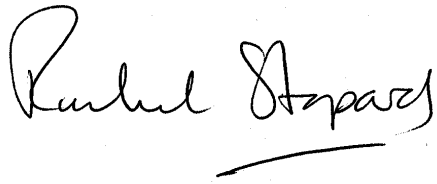
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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 "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment