

Application ref: 2018/2178/L
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 7 September 2018

Development Management
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Dransfield Owens Design Ltd
Pyramid Building
31 Queen Elizabeth Street
London
SE1 2LP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**51 Highgate High Street
London
N6 5JX**

Proposal:

Details relating to conditions 5a (railings), 5b (new doors), and 5 (door & window openings) of 2018/0018/L (dated 6/3/18) for 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-01-23; HHS-01-24; HHS-01-25; HHS-01-26; HHS-01-29

Informative(s):

1

The Council's conservation officer has reviewed the details submitted and is satisfied that the proposed details would not have a harmful impact on the special architectural and historic interest of the listed building.

The handrail and balustrades to the stairs are traditional and appropriate for the setting. Whilst the railings to the Pond Square elevation do not have finials and may appear relatively modern, there is a variety of boundary treatments including similar railings on the same side of the square and so the proposed style would not look out of place. The proposed railings would be an

improvement on the existing situation.

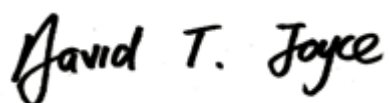
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that all conditions relating to listed building consent 2018/0018/L (dated 6/3/18) granted on which need details to be submitted, have been approved.

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