

Application ref: 2018/2875/L
Contact: Kristina Smith
Tel: 020 7974 4986
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

STS Structural Engineering Ltd
58 Crossway
Welwyn Garden City
AL8 7EE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**79 Highgate West Hill
London
N6 6LU**

Proposal:

Erection of replacement single storey side extension and internal alterations
Drawing Nos: 1803-1115-001; 1803-1115-002; 1803-1115-003; 1803-1115-004 (Rev C); 1803-1115-005 (Rev B); 1803-1115-006 (Rev B); 1803-1115-DAS1revA

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1803-1115-001; 1803-1115-002; 1803-1115-003; 1803-1115-004 (Rev C); 1803-1115-005 (Rev B); 1803-1115-006 (Rev B); 1803-1115-DAS1revA

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 consent-

The existing timber conservatory extension, whilst not original, is subordinate to the host property and illustrates a three-phase build process comprising: the host building; an earlier extension that is to remain albeit with alterations; and the extension to be replaced.

The proposed replacement extension, as now revised, is considered to be an appropriate replacement that retains a secondary and more lightweight appearance compared to the solidity of the earlier extension and host building itself. The replacement extension would be slightly higher than the existing but would still sit lower on the host building compared to the earlier extension. It is to be constructed in matching brickwork with a large volume of glazing separated by brick mullions.

The two existing windows and door on the earlier retained extension would be replaced by three larger window openings that would match the style of window found elsewhere on the property and are considered to be appropriate. Double glazing is considered to be acceptable on this non-original area of the building that appears as a distinctly modern, yet sensitive, addition. Full details of windows and doors shall be secured by condition to ensure they are appropriate for the listed building.

With regard to internal works, the downstairs lavatory closet appears to be a modern intervention that replaces a former doorway, so its removal is acceptable as is the reinstatement of the doorway. The subdivision of the garage extension to create a utility room is acceptable as it will not impact the

historic plan form of the building.

The internal and external alterations are considered acceptable and will not harm the historic character, fabric and setting of this listed building. 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

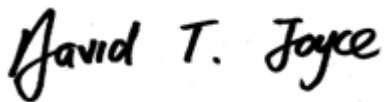
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that 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