

Development Control
Environment Department
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13th Oct 2018

Dear Sir / Madam

MORETON HOUSE, SOUTH GROVE N6 6BJ HOUSEHOLDER PLANNING AND LISTED BUILDING CONSENT APPLICATION

This letter is to be read in conjunction with our application of today's date via the Planning Portal for a householder planning approval with listed building consent, accompanied by the following drawings:

Site drawings

MRT2LO001	Location Plan	1:1250	A4
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Photographs

MRT2PH001	Photos	NTS	A4
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Existing Drawings

MRT2SU002	Ground Floor Plan existing	1:50	A2
MRT2SU103	Rear Elevation existing	1:50	A3
MRT2SU105	Street Elevation existing	1:50	A3

Proposal drawings

MRT2GA002	Ground Floor Plan proposed	1:50	A2
MRT2GA103	Rear Elevation proposed	1:50	A3
MRT2GA105	Street Elevation proposed	1:50	A3
MRT2CO115	Proposed Timber Framed Glazed Doors	1:20/5/2	A2

Documents

304-2017-10-05	Heritage Statement
MRTL015	Design & Access Statement

Building works to implement planning approval PP-06341321 and listed building consent 2017-5315-L are at the time of writing advanced, with only decorative/ second fix works outstanding. In the course of construction our clients requested that two amendments are made, which require planning approval and/ or listed building consent, namely: the replacement of the steel glazed doors to the new rear extension with painted timber framed doors; and the replacement of the existing tarmac finish to the front drive with reclaimed York stone.

The particulars of the application have been discussed with Alyce Keen who advised that in the circumstances the 'existing' drawings should show the fully implemented approved proposals, and the 'proposed' drawings should identify just these two proposed amendments.

She also acknowledged that neither items were likely to be contentious. On this basis, the metal framed doors to the rear were never installed, and timber frame

MRT2L015

glazed doors have in fact already been installed. The front driveway work has not been commenced.

Design

The absence of any reference within the Heritage Statement (written in support of the previous planning application and listed building consent), to the impact of the previously proposed rear steel doors on the significance of historic fabric, suggests their installation would have had a neutral impact. The installation instead, of painted timber framed glazed doors, to match the existing rear glazed doors in detail, may now have a positive impact by introducing a consistency in material and design. It should be noted here that members of the Highgate Society Planning Group suggested, during a consultation meeting of 30th Sept 2017, that they would prefer to see painted timber framed glazed doors in lieu of steel framed in this location.

Neither is the aging tarmac to the front driveway identified within the Heritage Statement as contributing significance to the historic building. It is proposed to replace the tarmac with salvaged coursed York stone paving to match that to the existing rear terrace, a photograph of which is included in the submission. Whilst it is not intended to remove the parking bay/ Drive, the reinstatement of a defined boundary between the tarmac pavement and front of the house through the change of material, will have a positive impact, re-establishing the definition between the two, as was the case earlier, with reference to the early C20 photograph below.

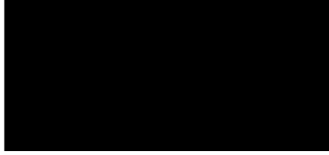


Access

There will be no change to the current access to, into or within the dwelling as a result of these proposals.

Please contact this office if you need to arrange a site visit.

Yours faithfully,



Lisa Shell
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LISA SHELL architects

cc. Julie Major and Edmund Coulthard - applicant