



Historic England

LONDON OFFICE

Mr Charles Thuairé
London Borough of Camden
Development Control Planning Services
Camden Town Hall
Argyle Street
LONDON
WC1H 8ND



12 December 2018

Dear Mr Thuairé

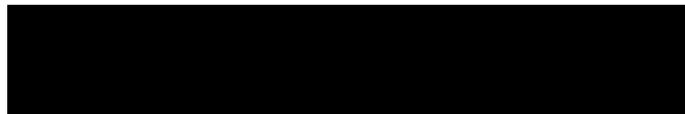
Arrangements for Handling Heritage Applications Direction 2015

Direction as to the Granting of Listed Building Consent

**THE WINTER HOUSE , 81 SWAIN'S LANE, LONDON, N6 6PJ
Application No 2018/5731/L**

<i>Applicant:</i>	Mr Hunt
<i>Grade of building(s):</i>	II*
<i>Proposed works:</i>	Restoration and alterations to Grade II* listed Winter House; demolition of existing rear extension and replacement with a larger single storey rear extension with green roof; excavation to reveal the original cemetery subway cutting within garden (adjoining Grade 2 listed Mortuary Chapel), including creation of 2 new internal floors, a new glazed roof cover and access via new staircase and corridor link at basement level with the existing house; associated landscaping and alterations to front boundary including new gates.
<i>Drawing numbers:</i>	Drawings as approved
<i>Other Documentation:</i>	Documents as approved
<i>Date of application:</i>	12 November 2018
<i>Date of referral by Council:</i>	27 November 2018
<i>Date received by Historic England:</i>	27 November 2018
<i>Date referred to CLG:</i>	12 December 2018

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



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Your Council is also directed not to approve the matters of detail to be submitted in pursuance of Condition(s) No 1 to 4 without first submitting these to and obtaining the approval in writing of Historic England.

Yours sincerely

[Redacted signature]

Claire Brady
Inspector of Historic Buildings and Areas

[Redacted contact information]

NB: This direction is not valid unless appropriately endorsed by the Secretary of State

Schedule of Conditions

Address: THE WINTER HOUSE , 81 SWAIN'S LANE, LONDON, N6 6PJ
Our refs: L01004376
HE file number: LRS

Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

1. 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.
2. All new joinery shall match the existing joinery adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
3. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:
 - a. proposed replacement double glazed windows, including samples provided on site;
 - b. proposed repairs to the external elevations of the house, including samples provided on site;



[Redacted text]



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- c. proposed junctions between the house and the proposed rear extension;
 - d. sample panels of the proposed facing materials for the proposed rear extension;
 - e. all new finishes and alterations to the reopened cutting, including samples provided on site;
 - f. all new air handling equipment within the house and the cutting, including associated vents and duct routes;
 - g. proposed new services within the house, including any proposed new ducts and under floor heating
4. The proposed new entrance gate onto the parking area off Swains Lane shall match the existing adjacent gate in respect to materials, detailed design and method of construction.

STANDARD REASONS FOR THE AFOREMENTIONED CONDITION(S)

In order to safeguard the special architectural or historic interest of the building.



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