

Application ref: 2018/4935/P
Contact: Alyce Keen
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Date: 18 December 2018

Development Management
Regeneration and Planning
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Lisa Shell Architects Ltd
Unit EG2 Norway Wharf
24 Hertford Road
London
N15QT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

14 South Grove
London
N6 6BJ

Proposal:

Replacement of rear extension metal framed glazed doors with painted timber framed glazed doors. Replacement of tarmac to front driveway with york stone.

Drawing Nos: MRT2/SU/002; MRT2/SU/103; MRT2/SU/105.

MRT2/GA/002; MRT2/GA/105; MRT2/GA/103; MRT2/CO/115.

Design & Access Statement prepared by Lisa Shell Architects dated 13/10/18.

Heritage Statement prepared by Stephen Howard Gray 304-2017-10-05.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

MRT2/SU/002; MRT2/SU/103; MRT2/SU/105.

MRT2/GA/002; MRT2/GA/105; MRT2/GA/103; MRT2/CO/115.

Design & Access Statement prepared by Lisa Shell Architects dated 13/10/18;

Heritage Statement prepared by Stephen Howard Gray 304-2017-10-05.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The key aspect that has been considered is the impact of the proposals on the special interest of the Grade II listed building and the character and appearance of the Highgate Conservation Area.

Due to the extensive reconstruction works undertaken in the 1980s, the majority of building fabric, with some notable exceptions, dates to this period. The 1980s work does display careful attention paid to the quality of external brickwork and the accuracy of internal historic joinery profiles. However behind panelling and other decorative details and finishes there is reinforced concrete, and timbers of modern conversion sizes, jointing and fixing, and the use of other modern materials such as Flashband (bituminous self adhesive polyester bandage) used below flaunching tiles at verges and double glazing. It is accepted that limited significance in terms of historic fabric can be attributed to these modern materials, and that as a result there is a certain degree of scope for further changes to be made to areas reconstructed after the fire.

Conversely, great significance is placed on historic fabric that does survive from before the fire, which appears to be largely located at basement level.

While the principle of the replacement of doors with double glazed units within Grade II listed buildings is usually not supported, due to the unusual circumstances whereby the main house has existing 1980s double glazing, the principle of replacing the approved metal framed glazed doors with timber framed double glazed doors within the 19th century extension is supported. The replacement of the tarmac on the front driveway with York stone paving is also considered appropriate. The alterations are considered to preserve the special interest of the listed building and enhance the character and appearance of the conservation area.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest

which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There are not considered to be any impacts on neighbouring residential amenity as a result of the proposals.

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 policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

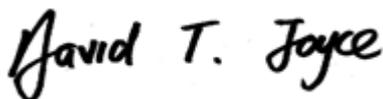
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning