

Application ref: 2018/5586/L  
Contact: Alyce Keen  
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Date: 18 December 2018

**Development Management**  
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Lisa Shell Architects Ltd  
Unit EG2 Norway Wharf  
24 Hertford Road  
London  
N15QT

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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 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.  
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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 Reason 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 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 (ERR) 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.

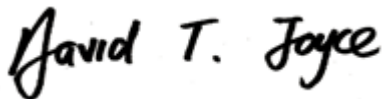
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

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