Development Control Environment Department Camden Town Hall Argyle Street Entrance Euston Road London WC1H 8ND



7th March 2019

Dear Sir / Madam

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

NEW RAILINGS

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

Site drawings			
MRTLO001D	Location Plan	1:1250	A4
Photographs			
MRTPH102A	Photos	NTS	АЗ
Existing Drawings			
MRTSU311A	First Floor Plan	1:50	АЗ
MRTSU312A	Flank Elevation A-A	1:50	АЗ
MRTSU313A	Section BB & Rear Elevation CC	1:50	АЗ
Proposal drawings			
MRTGA311A	Railings Plan	1:50	АЗ
MRTGA312A	Flank Elevation A-A	1:50	АЗ
MRTGA313A	Section BB & Rear Elevation CC	1:50	АЗ
MRTDC301A	Railings Detail	1:20/5	АЗ
Documents			
304-2017-10-05	Heritage Statement: associated with app	plication	S
	2017/4911/P& 2017/5315/L		
MRTL018	Covering letter including design & access statement		

External and internal alterations were recently completed at the above address in accordance with planning approval 2017/4911/P and listed building consent 2017/5315/L. Further approvals (ref 2018/4935/P & 2018/5586/L) were also recently granted for amendments to the rear extension glazed doors and front driveway finishes which are under construction.

It is now proposed to install railings on the newly raised brick wall that encloses the rear garden to Moreton House; the railings extend a short distance perpendicular to the new wall, on the land of the neighbouring Highgate United Reformed Church to achieve adequate security to the benefit of both the occupants of Moreton House, and the church. The church quinquennial architects, Martin Atkinson and Helen Roe,

have been consulted and have no objection to the proposals, on the basis that the short return section of railing is removable to ease access for the church for maintenance.

Design

The railings are formed in 16ø mild steel rod with 200mm high spear railheads on a 12 x 50mm flat mild steel head rail. A broader base rail at 100mm wide allows for invisible bolt fixing into the head of the brick on edge coping. The railings are spaced at 100mm centres. The railings will rise 700mm above the existing wall height. The railings will be painted in off black Ral 9004 or similar.

Heritage

The existing wall is on the land of Moreton House and so is not technically a boundary wall, but visually appears to be so. Its purpose is primarily security and so it is simple and utility in appearance. The wall is not highly visible from the street frontage and so contributes little to the appearance of the church or house. In keeping with the character of the wall, the railings are very simple in design. The addition of the railings will have a neutral impact on the significance of the setting of either listed building.

Access

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

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

Yours faithfully,

Lisa Shell

MA(Cantab) DipArch DipCons(AA) RIBA

LISA SHELL architects

cc. Julie Major and Edmund Coulthard - applicant
Helen Roe - Atkinson and Roe Architects