

Application ref: 2018/5520/L
Contact: Charlotte Meynell
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Date: 4 April 2019

Development Management
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P A Design
52 Bailey Road
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SS9 3PJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Enforcement Action to be Taken

Address:

**68 Highgate Road
London
NW5 1PA**

Proposal:

Erection of single storey rear extension with green roof above; replacement of 2 x rear doors with timber framed single glazed windows; replacement of front and rear windows with timber framed single glazed sash replacements; replacement of existing rooflight; replacement of concrete roof tiles with slate; installation of replacement front and rear guttering; repairs to stucco, brickwork and stonework to front and rear. Internal alterations to include alterations to layout at ground floor level; replacement of internal staircase with like for like design; re-plastering of all internal walls and ceilings; replacement of majority of internal timber fittings, including doors and flooring; installation of new tiling to bathrooms and utility room; installation of new fireplaces (part retrospective).

Drawing Nos: P1 01; P1 02; P1 03 A; P1 04 B; P1 05 B; P1 06 C; P1 07; P1 08 A; P1 09; As-Built Window Drawings (prepared by Eco Double Glazing Ltd, received 07/01/2019); Design and Access Statement (prepared by Paul Aldridge Design, received 12/11/2018); Heritage Statement Rev. 5.0 (prepared by Fuller Long, dated 19/03/2019); Letter in Response to Dartmouth Park Conservation Advisory Committee's Objection (prepared by Fuller Long, dated 25/02/2019); Photo Sheet of As-Built Staircase (dated December 2018); Photo Sheet of Pre-existing Staircase (dated December 2018); Proposed Door Specification (dated December 2018); Proposed Sash Window Specification Sheet (dated December 2018); Proposed Timber Flooring Specification Sheet (dated December 2018); Schedule of Internal and

External Features Rev. A (dated March 2019); Schedule of Works (prepared by Fuller Long, received 07/01/2019).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: P1 01; P1 02; P1 03 A; P1 04 B; P1 05 B; P1 06 C; P1 07; P1 08 A; P1 09; As-Built Window Drawings (prepared by Eco Double Glazing Ltd, received 07/01/2019); Design and Access Statement (prepared by Paul Aldridge Design, received 12/11/2018); Heritage Statement Rev. 5.0 (prepared by Fuller Long, dated 19/03/2019); Letter in Response to Dartmouth Park Conservation Advisory Committee's Objection (prepared by Fuller Long, dated 25/02/2019); Photo Sheet of As-Built Staircase (dated December 2018); Photo Sheet of Pre-existing Staircase (dated December 2018); Proposed Door Specification (dated December 2018); Proposed Sash Window Specification Sheet (dated December 2018); Proposed Timber Flooring Specification Sheet (dated December 2018); Schedule of Internal and External Features Rev. A (dated March 2019); Schedule of Works (prepared by Fuller Long, received 07/01/2019).

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 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.

- 4 Before the relevant part of the work is begun, detailed drawings, methodologies or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of the Crittall windows (including jambs, head and cill) and external doors to the rear extension;

- b) Manufacturer's specification details of all facing materials for the rear extension and samples of those materials. The sample panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing and should be retained on site during the course of the works.

c) Details including a methodology and samples, of the cleaning and repairs to the brickwork of the main building. The cleaning should be undertaken using a water based system only and repairs should be carried out using a lime based mortar. The sample panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing and should be retained on site during the course of the works.

d) Manufacturer's specification details and a sample of the new roof slate. The sample slate should be retained on site during the course of the works.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 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).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106

agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

6 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer