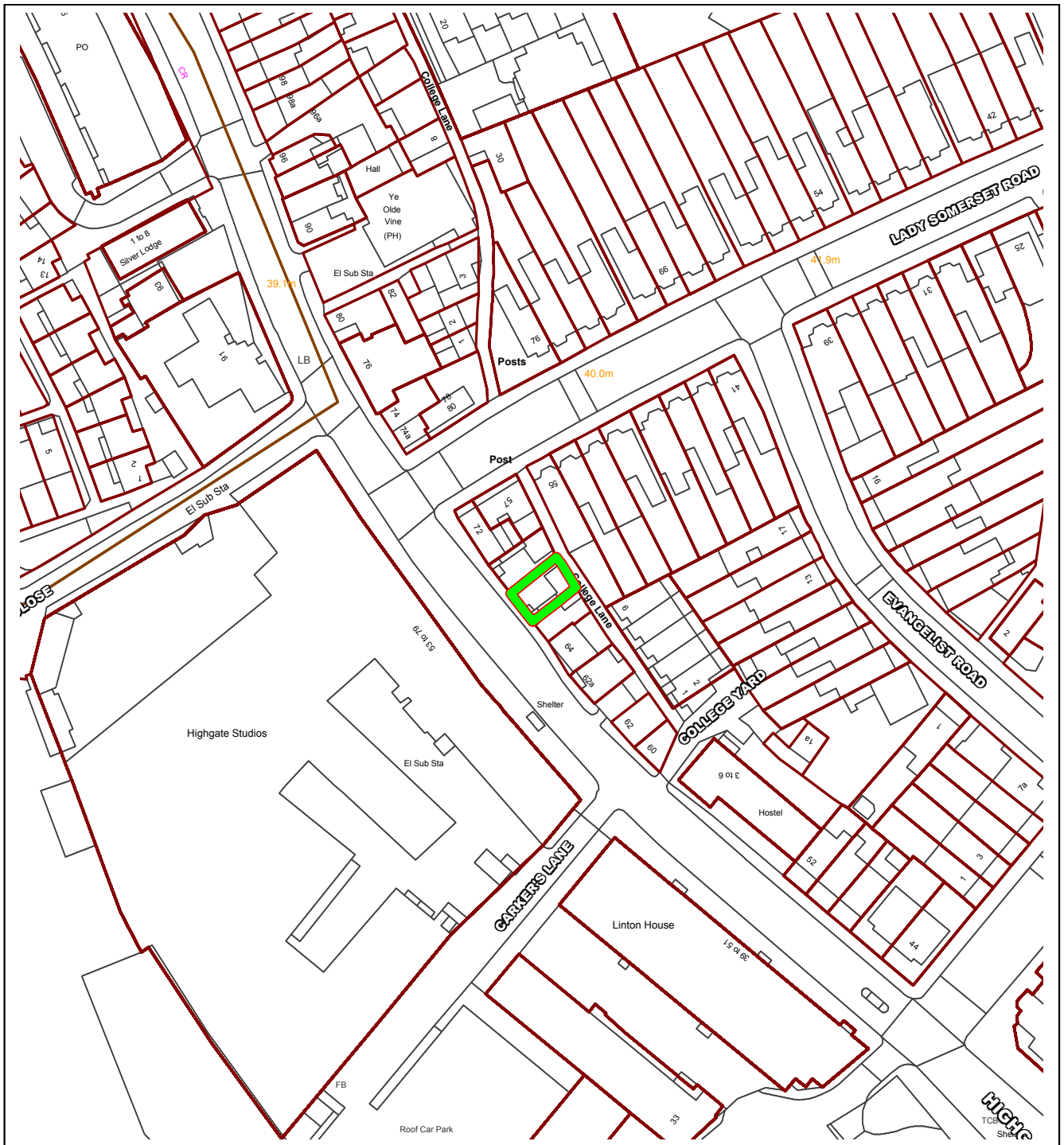


2018/5514/P & 2018/5520/L – 68 Highgate Road, London, NW5 1PA



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Photo 1 (above): Front elevation of No. 68 Highgate Road



Photo 2 (above): Front elevation of Nos. 70 and 68 Highgate Road



Photo 3 (above): As-built alterations to front elevation of pre-existing side extension



Photo 4 (above): Rear elevation of No. 68 Highgate Road, as-built first and second floor windows in situ



Photo 5 (above): Rear elevation of No. 68 Highgate Road, as-built first and second floor windows in situ



Photo 6 (above): View of existing ground floor rear window and door to be replaced



Photo 7 (above): Existing single storey rear closet wing (looking north)



Photo 8 (above): Side (south-eastern) elevation of existing rear closet wing



Photo 9 (above): Side boundary wall and existing rear extension at No. 66 Highgate Road (looking south-east)



Photo 10 (above): View of existing rear courtyard and rear boundary wall



Photo 11 (above): View of rear boundary wall and College Lane to rear of property



Photo 12 (above): Existing single storey rear extensions at No. 70 (flat roof) and No. 68 (pitched tiled roof) Highgate Road



Photo 13 (above): As-built internal alterations to first floor landing including staircase, flooring, skirting boards, architraves and window. Plastering proposed to be retained, other elements to be replaced or altered



Photo 14 (above): As-built internal partition to ground floor WC, architraves and plastering. Partition and plastering proposed to be retained, other elements to be replaced or altered

Delegated Report (Members' Briefing)		Analysis sheet	Expiry Date:	15/02/2019
		N/A	Consultation Expiry Date:	10/02/2019
Officer			Application Number(s)	
Charlotte Meynell			2018/5514/P 2018/5520/L	
Application Address			Drawing Numbers	
68 Highgate Road London NW5 1PA			See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>i) 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 (part retrospective).</p> <p>ii) 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).</p>				
Recommendation(s):		<p>i) Grant Conditional Planning Permission and Enforcement Action to be Taken</p> <p>ii) Grant Listed Building Consent and Enforcement Action to be Taken</p>		
Application Type:		<p>i) Householder Planning Permission</p> <p>ii) Listed Building Consent</p>		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	1	No. of objections	1

A site notice was displayed on 14/01/2019 and expired on 07/02/2019
A press notice was advertised on 17/01/2019 and expired on 10/02/2019

In response to the scheme, an objection was received from the owner/occupier of No. 10 Little Green Street.

Objections were made on the following grounds:

Illegal works:

- Latest document revisions welcomed. However, all the more reason to regret the illegal start on site. - indicative of reckless attitude. Ignorance of the law is no defence.
- Documents cannot be read other than being supportive of unsanctioned work - problem of applicant/agent.
- No remorse or apologies to Camden or public groups and individuals for time wasting.
- Illegal work is disruptive to all concerned and will not be tolerated by the general public who give freely of their time. Our area deserves greater respect - please advise applicant/agent
- It is illegal to remove the coal house and privy as the site is in a conservation area.

(Officer response: The applicant is aware that the works should not have commenced without listed building consent and have ceased all works on site since the planning enforcement investigation was opened. Please refer to section 1.0 'Background' of the report. An Enforcement Notice will be issued following the approval of these applications to ensure that proposed works to rectify the unacceptable as-built works are implemented within 12 months. There is no existing coal house or privy at the site).

Rear extension:

- Rear extension - reject - redevelopment represents overdevelopment with unacceptable reduction to the remaining small area of private open space. Social aspects of listed buildings - whether or not specifically referred to - requires a professional approach by architects and planners. Refer to Code of Conducts, if necessary.
(Officer response: Please refer to 'Significance' and 'External works' sections within 4.0 'Design' of the report).

Side extension:

- Suggest the south side infill to No 66 facing Highgate Road and to rear courtyard, be capped with simple stone coping; Highgate Road elevation rendered and painted white to match ground floor west elevation.
(Officer response: Please refer to paragraph 4.11 of the report. It is not considered appropriate to render and paint the front elevation of the side extension).

Rear wall:

- Materials should be.. sympathetic...LBC to comment on boundary wall to College Lane
(Officer response: Please refer to paragraph 4.15 of the report).

**Summary of
consultation
responses:**

	<p><u>Works to College Lane:</u></p> <ul style="list-style-type: none"> • Elsewhere in the submission, the applicant states that the condition of College Lane surfacing is not their concern - incorrect - Listed Building Applications are required to preserve <u>and enhance</u> the historic environment, College Lane is a valuable asset to the historic development of Highgate Road. The applicant acknowledges that the surface treatment is very poor, and even if not their financial liability, they should not refrain from advising LBC of it's poor condition. 'The Council will seek to secure high quality design in development' - LBC to evaluate and advise. <i>(Officer response: College Lane is an access road which falls outside of the boundary of the site. Works to this access road do not form part of the applications).</i> <p><u>Public notification of revision:</u></p> <ul style="list-style-type: none"> • Amendments dated 10/03/2019 - I am not aware of any public notification by LBC of these - noticed by a resident only 'by accident' or indeed of a revised latest date for comment - please ensure my comments below are published in appropriate location (original date for comments has long expired). <i>(Officer response: Given the nature of the amendment received, officers did not consider it necessary to reconsult. The amendments were made available to view online. All consultation responses received to date have been taken into account in the assessment of the applications).</i>
<p>Dartmouth Park CAAC comments:</p>	<p>The Dartmouth Park CAAC have objected on the following grounds:</p> <p><u>Rear extension:</u></p> <ul style="list-style-type: none"> • The Heritage Statement states in item 5.10 'The single storey projecting addition to the rear is of no demonstrable significance and due to its painted brickwork, modern fenestration and unsympathetic roofing materials detracts from the setting of the main portion of the listed building.' Simply incorrect. The failure to appreciate the importance of this aspect is the potential source of great harm; a reasoned case for demolition and enlargement has not been made. • No's 68/70 Highgate Road encapsulates an important part of not only the early linear development but the social history of its time. The importance of the first floor as the main living area, as in similar nearby listed buildings of the period, is basic to its plan, internal form and street identity. Rooms can change their named function; however, the expression of the original hierarchy should be rigorously maintained. All domestic buildings of this period required outhouse functions including privy/ laundry/ and or coal store. Building listed in Aug 1974. The external space would be the drying area and would likely have been paved and drained; there are many ways of doing this. • The social arrangements which underlie the meaning of the dwelling, should be maintained, and not lost to overdevelopment with an equivalent loss of external open space. Its footprint should continue to match its twin No 70. • Appropriateness of green roof questionable as is function of large rooflight (sunlight?).

(Officer response: Please refer to the 'Design' section of the report, in particular paragraphs 4.12-4.14 and 4.17. The proposed rear extension is considered to preserve the character and appearance of the building and wider conservation area and is considered acceptable).

Side extension:

- The single storey south side infill extension with 'corrugated plastic roof,' between Nos 66/68 appears to have gone through several variations in width, length and recently height (incorrectly shown on drawings). There is no reference to an original use. The 2018 OS map drwg P1 01 Location Plan, and drwg P1 02 Site Plan seem to have been unofficially altered, to show full width extension abutting No 66, which it never was. Camden Council's online front sheet for these applications shows on its Location Plan OS 2019 the gap existing between Nos 66/68. All submitted drawings, however, show this infill as full width and as built it will now contain the external down-pipes belonging to the adjacent No 66. All these modifications are not included in the schedule of works. This will cause harm to maintenance of the adjoining property's systems.
- Missing from drawings: raised roof level of south infill extension not shown, importantly see 5.0 (b) above. The side infill originally open at the rear with a mere corrugated roof cover and at garden level. It was not part of the envelope of the dwelling. It has now been enlarged with joists and solid roof.

(Officer response: The existing side extension is historic and evidence and photographs of the pre-existing condition of the side extension have been submitted in the supporting statements. The as-built and proposed elevation drawings have been altered following the comments to show the as-built increased height of side extension roof and the proposal to decrease this to the pre-existing height).

Works to College Lane:

- Whilst not subject of these applications, the setting of the building - the rear of the building is accessed via a section of College Lane (within the footprint of our DPCA) which has recently been relaid unauthorised by developers in tarmac, lacking in any quality whatsoever of workmanship or design. The Council have previously been made aware of this; the owner of No 68 HR has every right to expect that the Council reciprocates their expectations of excellence in design by paving this section of College Lane as a continuation of the northern section of the Lane. Harm, awaiting mitigation by the Council. (College Lane remains one continuous public route on either side of Lady Somerset Road which now bisects the historical route).

(Officer response: College Lane is an access road which falls outside of the boundary of the site. Works to this access road do not form part of the applications).

Rear boundary wall:

- The drawings of the new eastern boundary wall, part of the curtilage of No 68 HR, lacks information on the like for like description.

- Rear garden wall to College Lane, the curtilage of the listed building, shows no “pre existing elevation”– clarify ‘to match existing’ brickwork/details.

(Officer response: The pre-existing elevations drawing has been revised following the comments to include the pre-existing elevation from College Lane. Please refer to paragraph 4.15 of the report).

Windows:

- 2nd floor window, front elevation - glazing divisions not built as depicted ie 3 over 6 as per original matching No 70, but what is installed is 6 over 6.
- As installed window frames are annotated to be kept and only modified on the Proposed drwg. Window frames are undersized showing solid top panels on rear elevation, historically inaccurate fit into the aperture, and all with too thick a meeting rail.

(Officer response: The revised proposed elevations drawing demonstrates that the glazing bar pattern of the front windows would match the glazing bar pattern of the existing front windows at No. 70. The design of the proposed windows is considered to address the issues with the as-built windows and are considered acceptable and would preserve the character and appearance of the building and wider conservation area. Please refer to paragraph 4.9 of the report).

Roof:

- The re-roofing with slate is welcomed. The phrase ‘with new slate to match that of the neighbouring property at no.70’ requires clarification as to the intention - to match in source, colour, size or all three. See app 2012/3979/L for No 70.

(Officer response: A condition will be attached for details of the proposed slate to be submitted to and approved by the Council prior to the commencement of these works).

Crittall glazing:

- Details of the black Crittall glazing system including, single or double glazed? This is a major element of the proposals. - Outstanding.

(Officer response: A condition will be attached for details of the proposed Crittall windows to be submitted to and approved by the Council prior to the commencement of these works).

Brickwork repair:

- Ensure general repair of brickwork to use lime mortar.

(Officer response: A condition will be attached for details of the proposed brickwork cleaning and repairs to be submitted to and approved by the Council prior to the commencement of these works).

Metal railings:

- Metal railings should be shown inset in coping stone. These should be individual uprights, with finials and a correct historic diameter/thickness and/or square to match adjacent Listed buildings.

(Officer response: The proposed replacement of the existing metal railings has been removed from the scheme).

Kentish Town Neighbourhood Forum comments:	The Kentish Town Neighbourhood Forum have no comments to make in relation to this application.
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Site Description

The application site is a three-storey semi-detached property on the north-eastern side of Highgate Road. The property is in use as a single family dwellinghouse.

The application site forms a semi-detached pair with No. 70 Highgate Road and dates from the early 19th century. It is built of yellow stock brick with stucco at ground floor levels and an entrance porch. The rear of the property is just visible from College Lane. The property benefits from a single storey rear closet wing which extends the full depth of the rear garden, and a single storey side extension.

The property is Grade II listed and is located within the Dartmouth Park Conservation Area.

Relevant History

68 Highgate Road

EN18/0520 – Enforcement case opened to investigate extensive internal work to listed building at all levels, including new ceilings, new staircase and roof being added to a side infill, on 26/06/2018.

2018/2820/P – Single storey rear extension at ground level with green roof. Replace metal frame windows with timber sash windows on front and rear elevation. Replace concrete tiles with slate at roof level. Replace external railings with black painted period railings. Replace ground floor rear windows with black painted crittall frame windows. **Planning application withdrawn 15/10/2018**

2018/3385/L – Single storey rear extension at ground level with green roof. Replace metal frame windows with timber sash windows on front and rear elevation. Replace concrete tiles with slate at roof level. Replace external railings with black painted period railings. Replace ground floor rear windows with black painted crittall frame windows. Replace fascia & gutter with like for like materials at roof level. Brickwork to be repaired. Internal staircase to be replaced with like for like design & materials. **Listed building consent application withdrawn 16/10/2018**

2005/0126/L – Internal alterations including the removal of internal stud wall, relocation of internal door and replacement of false ceiling to create a bathroom at ground floor level. **Listed building consent granted 22/03/2005**

70 Highgate Road

2012/3979/L – Replacement of roof structure and replacement of roof covering with natural slate. **Listed building consent granted 08/07/2013**

16186 – Conversion of house at 70 Highgate Road, N.W.5 into 2 self-contained units, including enlargement of rear extension and construction of external staircase. **Planning permission granted 08/06/1973**

Relevant policies

National Planning Policy Framework 2019

London Plan 2016
Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Local Plan 2017

G1 Delivery and location of growth
A1 Managing the impact of development
D1 Design
D2 Heritage

Camden Planning Guidance (CPG)

CPG1 Design (2015; updated 2018)
CPG3 Sustainability (2015; updated 2018)
CPG Amenity (2018)

Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

Kentish Town Neighbourhood Plan (2016)

D3 Design Principles

Assessment

1.0 Background

- 1.1 A householder planning application for the erection of a single storey rear extension at the site was submitted on 18/06/2018 (application ref. 2018/2820/P).
- 1.2 Following a site visit from Planning, Conservation and Enforcement Officers, it was established that various internal and external works had been completed without the benefit of listed building consent. An enforcement investigation into these works was opened on 26/06/2018 (enforcement ref. EN18/0520) and the applicant was advised to cease all works on site.
- 1.3 Following the site visit from Council Officer's, the applicant appointed a Heritage Consultant and Council Officer's met with the Consultant and the applicant to clarify the extent of the unauthorised works and to agree how to proceed with the applications, enforcement action and mitigation works. The submitted applications for planning permission and listed building consent were withdrawn on the understanding that new applications would be submitted once a full heritage statement and assessment of the unauthorised works and proposed mitigation measures had been completed. No further works have been undertaken at the site since the enforcement case was opened.
- 1.4 The current applications seek to regularise and rectify the unauthorised works and also propose a number of additional alterations.

2.0 Proposal

2.1 Planning permission and listed building consent is sought for the following as-built works:

Internal alterations including:

- Retention of as-built partition wall to ground floor rear WC.
- Retention of as-built double door opening between front reception room and rear dining room at ground floor level.
- Retention of as-built tiling to bathrooms at first and second floor levels.
- Retention of as-built plaster on walls and ceilings.
- Retention of as-built timber skirting to rooms at first and second floor levels.
- Retention of as-built stone fire surround and cast iron fireplace to ground floor front reception

room.

- Retention of as-built new plumbing and electrical services.

2.2 Planning permission and listed building consent is sought for the following proposed works:

External works including:

- Erection of a single storey rear extension with double glazed black-painted Crittall glazing to the south-eastern elevation and a green roof and rooflight above, to replace an existing single storey rear closet wing. The extension would measure 3.5m in width from the existing rear projection at No. 70 and would extend to the line of the rear boundary wall, with a maximum depth of 4.7m to the north-west and a minimum depth of 4.3m to the south-east. The extension would measure 2.6m high to the top of the flat roof, with the surrounding parapet walls rising to a maximum height of 2.87m.
- Replacement of all as-built unauthorised double glazed windows and existing front and rear windows with timber framed single glazed sash replacements.
- Replacement of 2 x rear doors with 1 x timber framed single glazed sash window and 1 x full height timber framed single glazed fixed window.
- Replacement of as-built Velux rooflight in pre-existing main side roof rooflight aperture with a timber framed conservation style rooflight.
- Reduction in height of flat roof of side infill extension to its pre-existing height.
- Replacement of existing side rooflight in main pitched roof.
- Replacement of concrete tiles to main roof with slate.
- Replacement of guttering and downpipes with black metal.
- Repair of brickwork, stucco and stone window architraves.
- Relocation of access door from rear garden to College Lane to the rear.

Internal alterations including:

- Block up existing ground floor rear door to kitchen.
- Installation of new balusters, handrail, newel posts and skirting to as-built internal staircase to match pre-existing stairs.
- Installation of new timber flooring above pre-existing concrete slab in ground floor front and rear rooms and hallway.
- Installation of tiled finishes to flooring in bathroom and utility room at ground floor level.
- Replacement of as-built plywood and chipboard flooring with salvaged 19th century pine floorboards to first and second floor bedrooms and landings.
- Replacement of as-built internal doors with replica replacement painted timber four panelled doors.

- Modification of as-built window and door architraves to match pre-existing examples.
- Installation of timber skirting with a moulded detail and painted finish to ground floor rooms.
- Installation of cornicing to first floor bedrooms to a similar profile as pre-existing.
- Installation of salvaged stone surround and cast iron fireplace in second floor front bedroom.

Revisions

2.3 The following revisions were made throughout the course of the application:

- Amendments to materials of 3 x replacement rear windows at ground floor level from black painted Crittall style glazing to single glazed timber framed glazing.
- Replacement as-built Velux rooflight with conservation style rooflight
- Reduction in as-built height of side extension to pre-existing level.
- Removal of proposed replacement of existing front metal railings from the scheme.

3.0 Assessment

3.1 The main planning considerations in the assessment of this application are:

- Design (the effect the proposal has on the special interest of the host building as well as the character and appearance of the Dartmouth Park Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

4.0 Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPG1 (Design) and the Dartmouth Park Conservation Area Appraisal and Management Statement.

4.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.

4.3 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.4 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

4.5 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where

there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

Significance

- 4.6 No. 68 Highgate Road sits within the Dartmouth Park Conservation Area. The building is Grade II listed and forms part of a list entry (List Entry Number 1378943) with the attached semi-detached property No. 70 Highgate Road. The buildings were first listed on 14 May 1974 and are described in their listing as:

2 semi-detached houses. Early C19. Yellow stock brick with rusticated stucco ground floors. Hipped roofs with projecting eaves, No.68 tiled, No.70 slated. Central slab chimney-stack. 3 storeys. Each with 1 window and 1 window recessed entrance bay. Square-headed doorways with overlights and C20 panelled doors; No.68 with prostyle portico. Architraved sashes, 1st floors with console bracketed cornices; No.70 with glazing bars. Both with recessed rectangular panel at 2nd floor level on entrance bays. INTERIORS: not inspected.

- 4.7 The building's architectural and historic interest are considered to contribute towards its significance. Principally, No. 68 Highgate Road's significance is considered to be linked to its front elevation and the group contribution this makes to the streetscape and wider Dartmouth Park Conservation Area. Internally, the plan form is considered to contribute towards the building's significance, along with the pre-existing original timber fixtures and fittings, including the staircase and timber flooring, which were removed as part of the unauthorised works.

- 4.8 However, it is also acknowledged that the architectural and historic interest of the building has been reduced over the years through poor maintenance and through the implementation of a number of internal and external alterations which are evident in pre-existing photographs of the building submitted as part of the supporting documents for these applications.

External works

- 4.9 The proposed windows would replace the as-built double-glazed timber framed sash windows with uPVC beading with single glazed timber framed sash windows with timber beading. The as-built windows replaced pre-existing aluminium framed casement windows with no glazing bars to the front elevation, which were considered to detract from the character and appearance and historic and architectural interest of the building. The proposed windows would include integral glazing bars in a pattern to match the existing front windows at No. 70, which would give the front elevation of the semi-detached pair a more balanced appearance. The proposed windows are therefore considered to be an improvement on the pre-existing and as-built situation, and would preserve and enhance the character and appearance and historic and architectural interest of the building.
- 4.10 The as-built Velux rooflight replaced a non-original rooflight which had been installed within the side roof slope of the main roof. This is proposed to be replaced with a conservation style rooflight, which is considered to be more in keeping with the building, and is considered acceptable.
- 4.11 The pre-existing side extension was in a poor state of repair with a corrugated plastic roof and mismatched red and yellow brickwork to the front elevation. The unauthorised as-built works installed a new flat roof which is no longer visible from the front elevation and replaced the mismatched brickwork with matching brickwork, which extended approximately 30cm higher than the pre-existing height of the extension. The proposal to retain the as-built roof and like-for-like brickwork, which would be lowered to the height of the pre-existing extension, is considered to preserve and enhance the appearance of the listed building and wider conservation area, and is considered acceptable.

- 4.12 The proposed rear extension would replace an existing single storey closet wing. Although the existing closet wing is adjacent to a rear projection at No. 70, both elements are non-original and there is no uniformity in their design. The existing closet wing is not considered to retain any historic fabric or to be of any aesthetic value, and is therefore not considered to contribute to the special historic or architectural interest of the listed building. As such, the loss of this element is acceptable.
- 4.13 Although the proposed rear extension would be over half the width of the building, this is considered acceptable as it would enable the existing rear ground floor window opening within the extension to be retained as a door, thereby retaining the historic plan form of the building. It would be constructed in brickwork to match the host building, and full-height double glazed black Crittall glazing would be installed to the south-eastern elevation leading out to the rear courtyard. Details of the proposed brickwork and glazing will be conditioned in order to safeguard the special architectural and historic interest of the listed building. The proposed extension would only be visible in limited public realm in views from the access road College Lane to the rear of the site and in private views from the upper floors of neighbouring properties, which limits the impact of the proposals on the character and appearance of the wider area. Overall, the proposed extension is considered to be a modest addition which would be subordinate and sympathetic to the main building.
- 4.14 The proposed extension would incorporate a green roof. This would help soften the appearance of the extension as seen from surrounding upper floor windows. A pre-commencement condition would be attached to the consent which would require the submission and approval of detailed drawings and information on the make-up and maintenance of the green roof before work begins on the rear extension, in order to ensure that the development undertakes reasonable measures to take account of biodiversity and the water environment.
- 4.15 The proposed relocation of the existing access door leading to College Lane within the rear boundary wall is considered to be acceptable, as neither the existing door or boundary wall are historic and are not considered to be of architectural or historic interest.
- 4.16 The proposals also include the replacement of the existing concrete tiled roof with a slate roof, replacement guttering and downpipes with black metal replacements, repair and redecoration of painted stucco, brickwork cleaning and general repairs to the facades of the property. It is considered that these works would preserve and enhance the appearance of the listed building and wider conservation area. The submission of details of the brickwork cleaning and repairs, including a methodology and a sample panel, and samples of the proposed replacement slate for the main roof will be conditioned to ensure that the proposed works safeguard the special architectural and historic interest of the host building.
- 4.17 Overall, the external alterations are considered acceptable and would not cause harm to the special character of the building or the character and appearance of the wider conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

Internal alterations

- 4.18 The pre-existing original staircase was removed without listed building consent during the recent unauthorised works. The submitted Heritage Statement notes that the staircase was in a poor condition due to longstanding issues with mains water leaks, woodworm and the detachment of the staircase from the wall at second floor level, and was removed for safety reasons. The proposals intend to replace the pre-existing staircase like-for-like, including detailing and decorative features. Although the removal of the staircase represents a loss of historic fabric, the Council's Conservation Officer has reviewed the justification and accepts that the alterations are acceptable in this instance,

and the proposed works would ensure that the internal appearance and character of the listed building is preserved.

- 4.19 All of the joinery and the original flooring to the first and second floors were also removed as part of the recent unauthorised works, and new timber skirting boards, flooring and internal doors were installed. The proposals intend to replace the unsympathetic plywood and chipboard flooring installed to the first and second floors with salvaged 19th century pine floorboards, and to install new architraves, cornices and doors to either match or be of a similar profile to the pre-existing. The submitted Heritage Statement demonstrates that there was no consistency in the pre-existing skirting boards and architraves, and that the original flooring at ground floor level had previously been removed and replaced with concrete flooring. As such, it is considered that the proposed works would not cause harm to the significance of the building.
- 4.20 The proposals also include the retention of the as-built tiling to the bathrooms at first and second floor levels and the proposed installation of a tiled finish to the flooring in the bathroom and utility room at ground floor level. The floors and walls in these areas are not original or considered to be of heritage significance. As such, the works would not cause harm to the significance of the building.
- 4.21 The as-built works included the re-plastering of walls and ceilings throughout the property with a modern plaster. Although the use of a lime-based plaster would have been preferable, as evidence was provided of the pre-existing use of modern finishes, plasterboard and patching with cement and gypsum based plaster throughout the building, the retention of the as-built plaster is considered acceptable in this instance and would not result in loss of historic fabric.
- 4.22 In terms of internal alteration to the plan form, the as-built partition wall to the ground floor rear WC and the as-built double door opening between the front reception room and rear dining room at ground floor level would be retained. The as-built partition wall is a modification of a pre-existing partition which was installed following the granting of listed building consent in 2005 (see 'Planning history' section above), and is not considered to cause harm to the significance of the building. The as-built double door opening at ground floor level is similar to the existing double door opening between the front and rear rooms at first floor level, and new internal doors to match the original doors at first floor level are proposed to be inserted into the opening. As such, it is not considered that the as-built opening causes harm to the plan form of the building.
- 4.23 The as-built works included the relocation of the original stone fire surround and cast iron fireplace from the second floor front room to the ground floor front reception room, to replace a 20th century gas fire and non-original surround. The proposals include the retention of the relocated fireplace at ground floor level and the installation of a salvaged stone surround and cast iron fireplace to the second floor front bedroom. As the relocation of the fireplace and surround would not result in the loss of historic fabric, the works are not considered to cause harm to the significance of the building.
- 4.24 The retention of the replacement electrics and a new heating system which were installed as part of the as-built unauthorised works is considered acceptable, as they did not involve the harmful loss of fabric, and they replaced existing wall mounted servicing which was considered to detract from the internal appearance of the listed building.
- 4.25 The Council's Conservation Officer has assessed the proposals and considers the works to preserve and enhance the special character of the host building, the setting of the semi-detached pair of listed buildings and the character of the wider conservation area in accordance with policies D1 and D2 of the Camden Local Plan.
- 4.26 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.

4.27 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 [ERR] 2013.

5.0 Amenity

5.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

5.2 The proposed rear extension would be adjacent to an existing single storey rear extension at No. 70 and would replace an existing single storey rear closet wing with a similar height. As such, it is not considered that the proposed extension would give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

5.3 The remaining proposed and as built external alterations would not cause harm to the amenity of neighbouring residential properties in terms of loss of daylight, sunlight, outlook or privacy.

6.0 Conclusion

6.1 On balance, the proposals are considered to preserve the special character of the host building, the semi-detached pair of listed buildings and the wider conservation area, and are considered acceptable. The development is deemed consistent with the objectives and policies identified above.

6.2 The recommendation is therefore to Grant Conditional Planning Permission and take enforcement action through the issuing of an Enforcement Notice to ensure that the proposals to rectify the unauthorised works are implemented within 12 months.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 1st April 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/5514/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 25 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

P A Design
52 Bailey Road
Leigh on Sea
SS9 3PJ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted and Enforcement Action to be Taken

Address:

68 Highgate Road
London
NW5 1PA

DECISION

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 (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 permission subject to the following condition(s):

Conditions and Reasons:

- 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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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

4. Prior to commencement of the rear extension, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey rear extension hereby approved shall not be

used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the London Borough of 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 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.
- 3 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.
- 4 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.

5 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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice in regard to your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DECISION

P A Design
52 Bailey Road
Leigh on Sea
SS9 3PJ

Application Ref: **2018/5520/L**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

25 March 2019

DRAFT

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

DECISION

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

Executive Director Supporting Communities



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 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)

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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

Director of Regeneration and Planning