

Application ref: 2019/1259/L
Contact: Anna Foreshew
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Date: 13 May 2019

Development Management
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Pond Square
London
N6 6BA

Proposal:

Partial infilling of non-original French doors, the removal of unauthorised works, minor alterations comprising: the reconfiguration of kitchen units; the replacement of a modern hand sink to basement WC; and the removal of a modern door to basement WC.

Drawing Nos: P568/00/100; P568/00/101; P568/02/100; P568/02/101 PL-2;
P568/02/102 PL-2; P568/02/120 PL-2; Design & Access Statement.

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: P568/00/100; P568/00/101; P568/02/100;

P568/02/101 PL-2; P568/02/102 PL-2; P568/02/120 PL-2; Design & Access Statement.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Plan, elevation and section drawings of all new doors and windows at a minimum scale of 1:20 with typical moulding and architrave details at a scale of 1:1;
 - b) Detailed construction drawings of the brick arch at a minimum scale of 1:5;
 - c) Sample panel showing proposed new brickwork to be provided for inspection on site;
 - d) Details of proposed hand sink to basement WC.

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.

- 5 Irrespective of the approved drawings, the removal or replacement of concealed historic features is not authorised by this consent. If historic features are uncovered during the removal of the unauthorised works, they should be protected and preserved in situ.

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

Reasons for granting listed building consent: The application building is part of a terrace of five Grade II listed terrace houses on the west side of Pond Square. The application building dates from the early 18th century, and forms a symmetrical pair with no. 5 Pond Square. It is 2 storeys with an attic and a basement, and located in the Highgate Village Conservation Area.

Unauthorised changes have been undertaken by the previous homeowner, which include the introduction of a bath, hand basin, spotlights and joinery in the bedroom at first floor level. The current application seeks to address these unauthorised works by removing all of these. The application also proposes

further alterations, including the replacement of a non-original door opening in the rear elevation with a window opening; the removal of a modern door to basement WC; the replacement of a modern hand sink to basement WC; and the reconfiguration of existing kitchen units. The application also proposes the replacement of a pair of non-original French doors which have inappropriate oversized glazing bars. These doors are on the rear elevation at ground floor, and are not in line with a previous consent (2012/0322/L), and therefore unauthorised.

The removal of the unauthorised bath, spotlights and joinery in the bedroom at first floor level will reinstate historic character and proportions to the room. The unauthorised French doors will be replaced with a small-paned, single-glazed French doors, in line with the previous 2012 consent. The proposed new window is both traditional in design and proportions, and considered acceptable. The remaining aforementioned changes involve no loss of historic fabric, and do not harm the special interest of the Listed Building.

Public consultation was undertaken by placement of a press notice and site notice. No objections have been received prior to making this decision. The Highgate Conservation Area Advisory Committee responded to the consultation. Whilst they did not raise a formal objection, they noted that there is no mention of any period features and joinery still existing in the application and feel a more nuanced and careful approach is necessary with full regard given to the preservation of any joinery etc from the relevant period. This comment is noted and in order to ensure any concealed historic features are preserved, a condition has been applied to the approval specifying that they are retained in-situ.

The site's planning history has been taken into account when making this decision.

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.

As such, the proposal is in general accordance with policies 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.

- 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 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.
- 4 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.

- 5 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.
- 6 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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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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer