

Application ref: 2019/2058/L
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 24 June 2019

Development Management
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

**81 Highgate West Hill
London
N6 6LU**

Proposal: Erection of roof terrace with access stairs following the demolition of the existing roof.

Drawing Nos: 1813.001; 1813.002; 1813.003; 1813.004; 1813.010; 1813.011;
1813.020; 1813.021; 1813.052; 1813.053; 1813.054; 1813.060; 1813.061; 1813.070
and 1813.071.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposal would by reason of inappropriate siting and detailed design, appear as an incongruous alteration to the roof form that would detract from the external appearance of the Grade II listed building and wider terrace and would fail to either preserve or enhance the character and appearance of the Highgate Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017) and policies DH2 and DH5 of the Highgate Neighbourhood Plan (2017).

Informative(s):


- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer