

Application ref: 2019/2126/L
Contact: Adam Greenhalgh
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**68 Highgate Road
London
NW5 1PA**

Proposal:

Details of Crittall windows, external doors and facing materials pursuant to condition 4 (a) and (b) of Listed Building Consent 2018/5520/L approved on 04/04/2019 for '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: Part a :

Window/door elevations at 1:10 and detailed sections at 1:5 (Drawing LB PC 04)
Alitherm Smart Heritage 47 Windows and Doors Technical Information including
Sectional Drawings

Part b

:

Imperial Yellow Stock Bricks (Travis Perkins) Manufacturer's Specification and Sample
Panel Photos

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

- 1 On 04/04/2019 Listed Building Consent (ref: 2018/5520/L) was granted for internal and external works including a single storey rear extension. A contemporaneous planning application - 2018/5514/P - for the work requiring planning permission was also granted on 04/04/2019.

The application form and proposed elevation (P1 06 C) indicated yellow stock brick for the walls and Crittall frames for the windows/doors in the single storey rear extension and a condition (condition 4) was attached to 2018/5520/L requiring :

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.

Within this application, the following details have been submitted pursuant to parts a and b of condition 4 of 2018/5520/L.

Part a :

Window/door elevations at 1:10 and detailed sections at 1:5 (Drawing LB PC 04)

Alitherm Smart Heritage 47 Windows and Doors Technical Information including Sectional Drawings

Part b :

Imperial Yellow Stock Bricks (Travis Perkins) Manufacturer's Specification and Sample Panel Photos

The proposed Imperial Yellow Stock Bricks (by Travis Perkins) and Alitherm Smart Heritage 47 Windows and Doors are considered to respect the special architectural and historic merits of the Listed Building such that there would be no harm caused to the significance or heritage value of the Listed Building.

Special regard has been attached to the desirability of preserving the Listed Building and its features of special architectural and historic interest, under S.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

- 2 You are reminded that parts c and d of condition 4 of 2018/5520/L granted on 04/04/2019 are outstanding and in the case of part d require details to be submitted and approved.

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