

Application ref: 2018/5731/L  
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Date: 2 August 2019

**Development Management**  
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HGH  
45 Welbeck Street  
London  
W1G 8DZ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**The Winter House**  
**81 Swain's Lane**  
**London**  
**N6 6PJ**

Proposal:

Restoration with internal and external alterations of listed Winter House; demolition of existing rear extension and replacement with a larger single storey rear extension with green roof; demolition of garden workshop; excavation to reveal the original cemetery cutting within garden (adjoining listed Mortuary Chapel), including creation of 2 new internal floors, glazed roof cover and staircase access; excavation of access tunnel at basement level to link cutting with existing house; associated landscaping and alterations to front and rear boundaries including new pedestrian gates.

Drawing Nos: Design and Access Statement dated September 2018 by shh; Planning Statement dated November 2018 by hgh; Heritage Statements dated October 2018 by Dorian Crone; Archaeological Assessment dated 9.10.18 by AB Heritage; Basement Impact Assessment Rev A dated March 2019 by Alan Baxter Partnership; letter dated 4.6.19 from Alan Baxter; tracker responses to BIA audit dated 4.6.19; 1173/12/201A, 202A, 211A, SK1000; 1173/12/1, 2, 3 (calculation sheets by Alan Baxter); Energy and Sustainability Assessment dated July 2018 by ME7; Preliminary Ecological Survey and Arboricultural Appraisal dated May 2018 by Aborweald Environmental Planning Consultancy; Draft Construction Management Plan dated June 2018; Acoustic Assessment dated 7.8.18 by Acoustics Plus; Flood Risk Assessment dated February 2018 by RPS Group;

(all suffix -PL01 unless otherwise stated) (828) 001, 002-PL04, 003, 004-PL02, 010,

011, 012, 020, 021-PL02, 022, 023, 024, 025, 026, 201, 202, 203, 204, 301, 302, 303, 304, 306, 501, 502, 503, 504, 505, 506-PL02, 507, 508, 509, 510, 511, 512, 513, 514-PL02, 515, 516, 517, 518, 519-PL02, 520, 521-PL02; landscape plan- 106509 'Initial ideas rev H';

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: Design and Access Statement dated September 2018 by shh; Planning Statement dated November 2018 by hgh; Heritage Statements dated October 2018 by Dorian Crone; Archaeological Assessment dated 9.10.18 by AB Heritage; Basement Impact Assessment Rev A dated March 2019 by Alan Baxter Partnership; letter dated 4.6.19 from Alan Baxter; tracker responses to BIA audit dated 4.6.19; 1173/12/201A, 202A, 211A, SK1000; 1173/12/1, 2, 3 (calculation sheets by Alan Baxter); Energy and Sustainability Assessment dated July 2018 by ME7; Preliminary Ecological Survey and Arboricultural Appraisal dated May 2018 by Aborweald Environmental Planning Consultancy; Draft Construction Management Plan dated June 2018; Acoustic Assessment dated 7.8.18 by Acoustics Plus; Flood Risk Assessment dated February 2018 by RPS Group; (all suffix -PL01 unless otherwise stated) (828) 001, 002-PL04, 003, 004-PL02, 010, 011, 012, 020, 021-PL02, 022, 023, 024, 025, 026, 201, 202, 203, 204, 301, 302, 303, 304, 306, 501, 502, 503, 504, 505, 506-PL02, 507, 508, 509, 510, 511, 512, 513, 514-PL02, 515, 516, 517, 518, 519-PL02, 520, 521-PL02; landscape plan- 106509 'Initial ideas rev H'.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 All new joinery shall match the existing joinery adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other

documentation hereby approved or required by any condition(s) attached to this consent.

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 The proposed new entrance gate onto the parking area off Swains Lane shall match the existing adjacent gate in respect to materials, detailed design and method of construction.

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.

- 6 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) all internal finishes and alterations to revealed cutting, including samples;
- b) elevations and facing materials of new glazed canopy, external staircase and associated railings of cutting;
- c) new services for the cutting and house, including any new ducts and underfloor heating;
- d) new air handling equipment for the cutting and house, including associated vents and duct routes;
- e) drainage for the cutting and associated staircase;
- f) plans and samples of external repairs and replacement double glazed windows to the main house;
- g) elevations and sample panels of facing materials of new rear extension and connecting glazed link, including junctions between the house and new extension;
- h) altered boundary walls and new entrance gates.

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 Reasons for granting consent-

The rear extension's carefully considered contemporary design and high quality materials are considered acceptable and represents an enhancement over the existing poor quality extension. It is sympathetic in its size, form, design and relationship to this unique Grade 2\* listed modernist house. The extension would not harm the character and appearance of the host building, adjoining

buildings and listed structures and the conservation area.

The various internal alterations and restorations to the listed house plus the replacement of its windows are designed to improve the function and performance of the house's layout and its glazing. The details as revised are now considered acceptable. They will not harm the special interest, character, appearance and historic fabric and layout of the listed house as a heritage asset.

The excavation of the historic cutting in the garden and its roofing over by a glazed canopy to create new ancillary accommodation for the house constitute an interesting and welcome aspect that will help reveal more of the history of this overall site and adjoining cemetery. The glazed canopy is designed to replicate the originally existing 19thC feature here. These elements are considered acceptable in principle subject to more details. The proposed reinstatement of the gates and the cutting are considered to be a significant heritage benefit. They will enhance the setting and appearance of the host listed building and its boundary and also reinstate lost historic features associated with the adjoining listed cemetery. The proposed underground link to the cutting connects with the proposed rear extension so there would be no harm to physical fabric of the listed building.

Historic England support the scheme in principle and have issued a direction to grant listed building consent subject to specific conditions.

Conditions are attached to require details of the revealed cutting's interior, new staircase and glazed canopy, services for the cutting and listed house, drainage for the cutting and staircase, external repairs and replacement windows to the main house, the new rear extension and entrance gates.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

One objection has been received prior to making this decision. This and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017 and policy DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 You are advised that the details submitted pursuant to condition 6 above will only be discharged by the local planning authority after consultation with and approval by Historic England.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer