

Application ref: 2019/4919/L
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Caryatid Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Holly Terrace
London
N6 6LX

Proposal: Replacement and widening of rear French doors and steps, replacement of 2 x Crittall windows and installation of 1 x new window, replacement roof to rear extension, and internal alterations.

Drawing Nos: Site Location Plan 1902-00, 1902-01, 1902-02, 1902-03, 1902-11 rev A, 1902-12 rev A, 1902-13 rev A, 1902-20, Design and Access and Heritage 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: Site Location Plan 1902-00, 1902-01, 1902-02, 1902-03, 1902-11 rev A, 1902-12 rev A, 1902-13 rev A, 1902-20, Design and

Access and Heritage 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 and policy DH2 of the Highgate Neighbourhood 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 and policy DH2 of the Highgate Neighbourhood Plan 2017.

- 4 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 policy DH2 of the Highgate Neighbourhood Plan 2017.

- 5 Detailed drawings in respect of new fenestration at a scale of 1:20, 1:5, or; 1:1, where appropriate, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 and policy DH2 of the Highgate Neighbourhood Plan 2017.

- 6 No cleaning of external building fabric is permitted by the granting of this consent, with the exception of a nebulous water spray.

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 and policy DH2 of the Highgate Neighbourhood Plan 2017.

- 7 No new flues, pipes and vents are permitted to the face of the building other than those shown in the approved drawings.

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 and policy DH2 of the Highgate Neighbourhood Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

The host building is part of a short terrace of similar properties (Nos 8-11 Holly terrace) constructed in approximately 1817 by George Smart on behalf of the Cooke Family and subsequently became part of the Burdett-Coutts Holly Lodge Estate. In 1903 an annual lease was taken on by the Dutch artist and interior designer Hubert van Hooydonk who later purchased the property in 1922.

During the following years, glazed French doors were added at the rear to provide access to the garden area which was acquired with the house forming the existing plot. In the Early 1950s van Hooydonk's widow constructed the existing rear extension/ closet wing. Following Nan van Hooydonk's death in 1982, some further internal alterations were carried out whilst in the possession of the late Robert Turner and latterly his Charitable Trust who remain in ownership and are the applicant for this proposal.

The property and terrace within which it sits are listed as Grade II buildings and are also within the Highgate Village Conservation Area and Highgate Neighbourhood Forum Area boundaries. The terrace is accessed via a gated pedestrian pathway leading off from Highgate West Hill. The property has three upper storeys plus a basement level, it is brick built with white stucco rendered frontage. The rear is rendered at upper floors, but the lower floors have exposed brickwork. The entire front elevation and upper floors to the rear have elegant timber framed sash windows. At the rear lower floors there is a mixture of Crittall and timber framed fenestration.

The proposal seeks permission to replace the French doors, glazed roof above and cast-iron steps at the rear elevation leading to the garden with new hand rail, also; for the replacement of two Crittall windows with new double glazed Crittall units in existing openings on the closet wing, and; the installation of a new timber framed double glazed window to the rear. Additionally, a new cast-iron vent is proposed at the rear first floor level, to provide an extract for the re-configured kitchen. Also partially exposed brickwork forming the side party wall with No.10 Holly Terrace shall be rendered to match the rest of the upper floors.

The existing French door and glazed roof are in a poor state of repair and the new proposed replacements are considered appropriate in this location. The new doors will be slightly wider than the existing arrangement and necessitate new steps to make this access safe. The addition of a hand rail here is also of benefit to any ambulant disabled people who would be able to access the garden more comfortably, which is welcomed. New cast-iron steps will be procured from the Beehive Foundry which forged the existing steps. Furthermore, the new French doors allow the echo of the sash window behind to be appreciated, however; this may be a minor point as the only view of this is from the private garden although it does preserve the existing situation in this regard.

The replacement of the Crittall windows with matching double glazed Crittall units is considered acceptable and following this aspect of the development the alteration will not be noticeable, and in addition; the area is not visible from any public space. Equally, the proposed installation of a new double glazed timber framed window to the other side of the rear elevation is considered acceptable.

Although as stated above, there is no uniform fenestration arrangement to the rear of this property, the proposals maintain a certain pattern and rhythm which is considered appropriate to the character of the conservation area and setting of the surrounding listed buildings and reflecting the piecemeal historic additions to the host property in question. Given the proposals relate to a more recent rear extension, double glazing is considered acceptable in this instance.

- 2 The proposed cast-iron vent at the rear first floor level is considered appropriate for the style of the host building, it is quite discreet and owing to its position on the rear of the property will not be noticeable from the public realm or provide any cause for nuisance.

The proposal to render the party wall with No.10 is considered a welcome addition to the proposals as this will shield a mixture of brickwork in place and provide greater uniformity to the terrace of properties.

Internal works involve the removal of a non-original 'fitted' wardrobe and the protection of the existing fireplace/ fire surround by boxing over prior to the installation of a sheet vinyl flooring covering existing (protected) floor boards and installation of new kitchen units. The conservation officer was satisfied with these proposals and that existing features of merit would be protected and works could be reversed at a later date to re-instate the fire place and/ or reveal the floor boards.

As such, the proposals would preserve the special architectural and historic interest of the Grade II listed building, and would not detract from the character and appearance of the Highgate Village Conservation Area, in accordance with Council policies and guidance, and are therefore considered to be acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy to neighbouring properties.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

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 A1, D1 and D2 of the Camden Local Plan 2017, policy DH2 of the Highgate Neighbourhood Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 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)

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.

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