

Application ref: 2020/4858/L
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Date: 11 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Chris Dyson Architects LLP
1 Fashion Street
Spitalfields
London
E1 6LY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**45 Highgate West Hill
London
N6 6DB**

Proposal:

Proposed alterations to the existing kitchen wing, comprising the raising of the roof level to allow for an additional bathroom within the enlarged roof space and associated alterations and resubmission proposals approved under 2019/4270/L (the erection of two storey brick side extension with basement and lightwells, part brick part glazed link to main house, creation of doors from windows and associated alterations, alterations to room layouts, part demolition of existing extension).

Drawing Nos: 0417_A_1011, 0417_A_1201_5, 0417_A_1200_4, 0417_A_1104_3, 0417_A_1102_4, 0417_A_1101_6, 0417_A_1100_5, 0417_A_110_4, 0417_A_1005_4, 0417_A_1004_5, 0417_A_1003_5, 0417_A_1002_6, 0417_A_1001_4, 0417_A_1000_4, 0417_A_0201_3, 0417_A_0200_3, 0417_A_0102, 0417_A_1101_4 0417_A_0100_2, 0417_A_0005_3, 0417_A_0004_3, 0417_A_0003_3, 0417_A_0002_2, 0417_A_0001_4 0417_A_0000_2, Ground Investment and Basement Impact Assessment Report ref. J19183_A, Arboricultural Impact Assessment ref. AIA/MF/077/19, TT001/45HWH, Arboricultural Addendum Note 01: Summary of Findings for Root Investigation Trial Trench

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 0417_A_1011, 0417_A_1201_5, 0417_A_1200_4, 0417_A_1104_3, 0417_A_1102_4, 0417_A_1101_6, 0417_A_1100_5, 0417_A_110_4, 0417_A_1005_4, 0417_A_1004_5, 0417_A_1003_5, 0417_A_1002_6, 0417_A_1001_4, 0417_A_1000_4, 0417_A_0201_3, 0417_A_0200_3, 0417_A_0102, 0417_A_1101_4 0417_A_0100_2, 0417_A_0005_3, 0417_A_0004_3, 0417_A_0003_3, 0417_A_0002_2, 0417_A_0001_4 0417_A_0000_2

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.

- 2 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.

- 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 September 2017.

- 4 Detailed drawings, Method Statement, Schedule of Works and 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 at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

d) Any new external joinery work shall match the existing joinery adjacent in respect of materials, dimensions and profiles, unless otherwise agreed in writing by the Local Planning Authority. Before work commences, drawings to a scale of 1:20, 1:10, 1:5 showing fully detailing new windows, doors, surrounds, other joinery and so forth shall be approved in writing by the Local Planning Authority and installed in accordance with the approved details. Details of materials; decorative/ protective finish; cross sections for glazing bars, sills, heads and so forth at a scale of 1:5 shall be submitted and approved; sample

sections of the joinery work (glazing bars, sills and so forth) to be used to be submitted and approved. Details in regard to method of opening, method of glazing, colour scheme must be provided.

e) Samples and manufacturer's details of all new facing materials including a sample of the type(s) of brickwork proposed, the face bond of brickwork, description of the joints proposed, joint thickness, mortar mix and finish profile. Confirmation of the materials and methods shall be approved in writing with the LPA and carried out accordingly. The approved sample panels shall be retained on site until the work is completed and the Condition is discharged.

f) a method statement for the removal of existing render and the same for application of replacement render, detailed drawings at 1:20 and samples of external materials and surface finishes of replacement render. An investigative test patch must be carried out on site for removal of render to not affect existing fabric. Sample panels for replacement render must be created and provided on site. Details to be provided in regards to the proposed mortar mix, the number of coats, relationship to existing finishes and openings.

g) Method Statement and proposals for existing rain water pipe on gable wall must be provided, supported with drawings at an appropriate scale.

h) A sample of the type of roofing material proposed; proprietary rooflights; treatment of gables and cappings; treatment of any roof features or elements, leadwork details (in accordance with LDA good practice), flues, vents or any other pipework piercing the roof, the means of ventilating the roof, supported with appropriate drawings ;

i) Details drawings showing treatment of gables and cappings, proposals for rainwater goods including gutters, downpipes, hopperheads and soil pipes on visible elevations must be provided including material, sectional profile, fixing details.

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 September 2017

5 Expert Supervision:

Before work begins it shall be agreed in writing with the Local Planning Authority the appropriately qualified professional specialising in conservation work who will supervise the hereby approved works of alteration or demolition. Any proposed changes to the agreed supervision arrangements shall be subject to the prior written agreement of the LPA.

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 September 2017.

Informative(s):

- 1 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.
- 2 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.
- 3 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.

- 4 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).

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 above the printed name.

Daniel Pope
Chief Planning Officer