

Application ref: 2020/3397/L
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 23 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Chris Dyson Architects
1 Fashion Street
Spitalfields
London
E1 6LY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

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

Proposal:

Erection of a single storey, timber shingle clad garage to provide off-street car parking, structure located within the wooded landscape area of Highgate West Hill.

Drawing Nos: 0417 A 0010 00, 0417 A 1010 00, 0417 A 0111, 0417 A 1111 01, 0417 A 0112 00, 0417 A 1112 00, 0417 A 0113 00, 0417 A 1113 00, A 1110 03, 0417 A 1204 00, Arboricultural Impact Assessment ref. AIA/MF/069/20

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

Reason(s) for Refusal

- 1 The proposed garage, by reason of its location, size and design, would be an incongruous structure which would diminish and encroach upon the green and untouched verdant character of the woodland area, undermining its special historic interest, and causing harm to the setting and of the Grade II* Listed Pair of 45 & 46 Highgate West Hill contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy DH2 (Development Proposals in Highgate's Conservation Areas) of the Highgate Neighborhood Plan 2017.

Informative(s):

1

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 typed name and title.

Daniel Pope
Chief Planning Officer