

Application ref: 2020/5997/L
Contact: Josh Lawlor
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Date: 23 April 2021

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Chris Dyson Architects LLP
1 Fashion Street
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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 outbuilding for the storage of garden and domestic maintenance tools located within the wooded landscape area of Highgate West Hill.

Drawing Nos: A 1204-01, A 1113, A 1112-01, A 1111-01, A 1110-03, A 1113-00, A 0112-00, A 0111-01, A 1010.

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 outbuilding, 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', written in a cursive style.

Daniel Pope
Chief Planning Officer