

Application ref: 2021/0805/L  
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Date: 29 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Malcolm Fryer Architects  
Unit LG05, Screenworks  
22, Highbury Grove  
London  
N52EF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**2 Millfield Place**  
**London**  
**N6 6JP**

Proposal: Various external alterations to The Cottage and outbuildings, including refurbishment of existing windows; installation of replacement cast iron guttering and soil pipes; installation of new entrance intercom; installation of roof level boiler flue and extract duct; formation of new windows and replacement roof to outbuildings; and erection of new timber fences/gates. Internal alterations comprising replacement of non-original partitions and doors; formation of new doors; installation of new under floor heating and insulation with floating timber floor above; replacement of non-original fire surround; installation of new fitted kitchen and bathroom and installation of associated new flues

Drawing Nos: MPLCEX01; MPLCEX02; MPLCEX03; MPLCEX04; MPLCEX05;  
MPLCPR01; MPLCPR02; MPLCPR03; MPLCPR05; MPLCPR07; MPOS01; Design,  
Access and Heritage Statement (prepared by Malcolm Fryer Architects, dated January 2021).

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 drawings/document:

MPLCEX01; MPLCEX02; MPLCEX03; MPLCEX04; MPLCEX05; MPLCPR01; MPLCPR02; MPLCPR03; MPLCPR05; MPLCPR07; MPOS01; Design, Access and Heritage Statement (prepared by Malcolm Fryer Architects, dated January 2021).

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 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.

#### Informative(s):

- 1 Listed Building Consent is sought for The Cottage and outbuildings situated at the rear of 2 Millfield Place on Millfield Lane. The buildings are situated within the curtilage of 2 Millfield Place which is Grade II listed and is known as 'The White House'. The property is located in the Highgate Conservation Area (Sub-Area 5 - Merton Lane and Millfield Lane).

The Cottage was built in 1947. The adjacent outbuildings date from the 1960s.

The proposed external alterations largely seek to repair and refurbish the existing cottage and outbuildings, with matching or higher quality materials being used in the most part (i.e. timber fences, cast iron rainwater goods, slate roof tiles). Where new additions are proposed (e.g. a boiler flue and extract duct on the roof of the Cottage, new intercom and fencing/gates) these are modest and appropriate to the buildings and the site such that no harm would be caused to the architectural or historic integrity of the buildings or the Listed site.

The internal works largely propose the removal of non-original partitions and the installation of new partitions with doors to reconfigure the layout. The Heritage Statement notes that traditional cornices and skirting would be installed on the new partitions in the new bedrooms, bathroom, storage and kitchen areas. The proposed internal alterations would reconfigure the internal floorplan in a way which does not impact on the legibility of the historic floorplan or fabric. The changes have been informed by a robust understanding of the existing buildings on site which propose a heritage-led approach,

sensitive to the host buildings and the main listed building at Millfield Place.

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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 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).
- 3 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.
- 4 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer