

Application ref: 2021/1214/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 Holly Village
London
N6 6QJ

Proposal:

Internal alterations to strengthen first floor ceiling for storage in roof, including new access to roof space and two conservation rooflights

Drawing Nos: 371_0_100; 371 LB 0 08; 371 LB 0 11 Rev B; 371 LB 0 12 Rev A; 371 LB 0 13 Rev A; 371 LB 0 23; 371 LB 0 24 Rev A; 371 LB 0 30; 371 LB 1 11 Rev B; 371 LB 1 12 Rev A; 371 LB 1 13 Rev B; 371 LB 2 03 Rev A; 371 LB 2 04 Rev A; 371 LB 2 10 ; 371 LB 2 13 Rev A; 371 LB 3 01 Rev A; CR_CRSS_LS_D

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:

371_0_100; 371 LB 0 08; 371 LB 0 11 Rev B; 371 LB 0 12 Rev A; 371 LB 0 13 Rev A; 371 LB 0 23; 371 LB 0 24 Rev A; 371 LB 0 30; 371 LB 1 11 Rev B; 371 LB 1 12 Rev A; 371 LB 1 13 Rev B; 371 LB 2 03 Rev A; 371 LB 2 04 Rev A; 371 LB 2 10 ; 371 LB 2 13 Rev A; 371 LB 3 01 Rev A; CR_CRSS_LS_D

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 Reason for granting listed building consent:

6 Holly Village forms part of a group of 12 Grade II* listed former estate cottages built by William Cubitt for Baroness Burdett- Coutts, dating from 1865 and situated in the Dartmouth Park Conservation Area.

The works follow on from a previous consent granted in 2020 (2020/4048/L) and include alterations to make the existing attic space usable for storage. Internally the existing floor of the attic is to be strengthened so that it can take more weight. Joists will be inserted between the existing rails, a steel beam inserted and the existing floor boards laid on top. New partitions will be inserted with insulation behind. The works have been carefully designed to retain the maximum amount of historic fabric.

A new conservation rooflight is proposed for the rear elevation. This is small in size and low in profile so it will not be visible on any of the principle elevations of the property. Similar rooflights have been approved on neighbouring properties.

The proposed works will preserve the special interest of the Grade II*listed building.

The application has been advertised in the press and by means of a site notice but no consultation responses were received from this. Historic England responded to the consultation objecting to the proposed works but once revisions were made to the scheme they authorised the Local Authority to determine the application as we see fit. The NPCU has stamped the letter.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 NPPF 2021.

- 2 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.
- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer