

Application ref: 2021/3250/L
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Chris Dyson Architects
1 Fashion Street
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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:

Installation of air source heat pump within front lightwell, rearrangement of two windows and two rooflights on the approved roof extension, reconfiguration of external access to basement utility room and ground floor living room and replacement of existing basement windows.

Drawing Nos: 0417_A_1000_REV 05, 0417_A_1001_REV 05, 0417_A_1003_REV 06,
0417_A_1004_REV 06, 0417_A_1100_REV 06, 0417_A_1102_REV 05,
0417_A_1300_REV 00, 0417_A_1462_REV 01, L005

0417_A_0005_3, 0417_A_0004_3, 0417_A_0003_3, 0417_A_0002_2,
0417_A_0001_4 0417_A_0000_2, 0417_A_1101_4, 0417_A_0100_2,
0417_A_0200_3, 0417_A_0201_3, 0417_A_0102_0, 0417_A_0005_3

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: 0417_A_1000_REV 05, 0417_A_1001_REV 05, 0417_A_1003_REV 06, 0417_A_1004_REV 06, 0417_A_1100_REV 06, 0417_A_1102_REV 05, 0417_A_1300_REV 00, 0417_A_1462_REV 01, L005, 0417_A_0005_3, 0417_A_0004_3, 0417_A_0003_3, 0417_A_0002_2, 0417_A_0001_4 0417_A_0000_2, 0417_A_1101_4, 0417_A_0100_2, 0417_A_0200_3, 0417_A_0201_3, 0417_A_0102_0, 0417_A_0005_3

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.

- 4 The development shall be implemented in accordance with the detailed drawings, Method Statement, Schedule of Works and Samples of materials as approved under the Approval of Details application Ref. 2020/5963/L dated 08/03/2021.

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 and policy DH2 of the Highgate Neighbourhood Plan September 2017.

Informative(s):

- 1 The proposal is for amendments to the approved extensions granted under refs 2019/4270/L and 2020/4858/L. The full impact of the extensions have already been assessed.

The air source heat pump within the lightwell at basement level of the approved extension would provide heating to the approved extension. The installation requires no alterations to the approved scheme or changes to material or physical character of the building. The unit will be in a dark grey colour to blend in with the steelwork around the landscaping. The unit will not be visible from ground level or any neighbouring properties.

There would be a reconfiguration of the approved 1930s extension. The size of the bathroom would be reduced to increase the amount of storage. To facilitate this, the position of the two windows on the front elevation and the two

rooflights on the rear roof would be altered. This would not be harmful to the appearance of the 1930s extension.

The existing living room at the main house has direct access to the back garden via a metal stair. Below is a winding staircase to the lower ground floor utility room, originating from the 1980's. The stair down to the utility room would be removed and replaced with a more generous metal stair. Part of the steps would be infilled. The new stairs will be made from traditional cast iron painted black. This would improve the relationship with the rear garden.

Two existing lower ground floor windows at the front of the house would be replaced with double glazed timber casement windows to match the windows in the lower ground floor of the neighbouring house. The existing windows are single glazed, twentieth century, timber framed with a small glazed top hung panel above a fixed panel. The existing windows hold little to no heritage value.

Conditions 4a (doors), 4b (openings), 4c (windows), d (external joinery), 4e (facing materials), 4f (render), 4g (downpipes), 4h (roofing), 4i (rainwater goods), 5 (specialist supervision) of 2020/4858/L have been discharged under 2020/5963/L dated 08/03/2021. The development hereby approved is conditioned so as to be implemented in accordance with these approved details.

The site's planning history has been taken into account when making this decision. The Highgate CAAC initially objected to the proposals but subsequently withdrew their objections following clarification from officers on the issues raised.

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 and policy DH1 and DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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.

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 2021.

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