

Application ref: 2020/5776/L
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Date: 10 November 2021

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Proctor & Shaw
78 Sisters Avenue
London
SW11 5SN
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**11 Highgate West Hill
London
N6 6JR**

Proposal:

Erection of single-storey rear extension following demolition of conservatory and excavation of single-storey basement to the rear together with lowering the existing cellar floor.

Drawing Nos: 2006_S.01, 2006_EX.01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11;
2006_P.01D, 02, 03B, 04C, 05A, 06, 07A, 08A, 09B, 10, 11, 12, 13, 14, 23, 27;
Arboricultural Impact Assessment and Tree Protection Plan by Hayden's Arboricultural Consultants dated 11/02/2021; Structural Method Statement by Constant Structural Design Limited, 20052/R1/BC/RevP1 dated 07 December 2020; BIA by Constant Structural Design Limited Appendices A-F.

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: 2006_S.01, 2006_EX.01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11; 2006_P.01D, 02, 03B, 04C, 05A, 06, 07A, 08A, 09B, 10, 11, 12, 13, 14, 23, 27; Arboricultural Impact Assessment and Tree Protection Plan by Hayden's Arboricultural Consultants dated 11/02/2021; Structural Method Statement by Constant Structural Design Limited, 20052/R1/BC/RevP1 dated 07 December 2020; BIA by Constant Structural Design Limited Appendices A-F.

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 Reasons for granting listed building consent.

The proposed extension is full width and deeper than the existing but shallower than the footprint of the host building so will remain subordinate. It is lightweight and responds to the architecture of the host building. The existing rear extension has no significant historic or architectural value so its removal is acceptable. The landscape around the extension will be repaved and the number of floorlights proposed has been reduced following discussion with officers. The front area has also been revised and the lightwell initially proposed has been resized to a small floor grill to one side of the bay.

The basement spaces, which would be enlarged, are subordinate to the host building and the proposal would retain the overall hierarchy of spaces. As a result, there is no heritage objection to the basement works. Overall, the proposals are sensitive to the historic building and would not harm its significance.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, and the desirability of preserving the listed building, its setting and any of its features of special architectural or historic interest, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. In line with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the desirability of preserving the listed building, its setting and any of its features of special architectural or historic interest.

A site notice was displayed, a press notice was published and local groups were consulted. Two comments were received from neighbours relating to listed building matters. The officer responses are set out in the consultation report.

The planning history of the site and neighbours has been taken into account when coming to this decision.

The proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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.
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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