

Application ref: 2022/1306/L
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Miss Emma Lincoln
31 Edmunds Walk
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**31a Shop And Premises At Basement And Ground Floor Front
Highgate High Street
London
Camden
N6 5JT**

Proposal:

Internal works to shop

Drawing Nos: Location plan, 00 (exist), a, b, c, d, e, f, g, h (propo), design & access statement

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:

Location plan, 00 (exist), a, b, c, d, e, f, g, h (prop), design & access statement

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 The application site is the interior of a shop within the ground floor and basement of a late-18th-century terraced house, listed grade II and making a positive contribution to the Highgate Village Conservation Area.

The applicant wishes to insert a lobby inside the front door. A laminate floor will be put over the existing substrate. A suspended lighting raft will allow appreciation of the volume of the shop while meaning that lighting does not need to interfere with fabric. To the rear, a non-original staircase and shelving unit to the basement will be partially demolished and altered. In the basement, the existing sanitary fittings will be renewed and a basin installed. A proposal to foil the interior of the shop window has been replaced with an internal screen.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

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.

- 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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer