

Application ref: 2022/2217/L
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Date: 28 July 2022

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Myles Payne
11 Highgate West Hill
LONDON
N6 6JR

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 replacement shed in the rear garden.

Drawing Nos: S.01; EX.01; EX.02; P.01; P.02 Rev. B; P.03 Rev. A; P.04; Design and Access Statement dated 1st February 2022.

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: S.01; EX.01; EX.02; P.01; P.02 Rev. B; P.03 Rev. A; P.04; Design and Access Statement dated 1st February 2022.

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 Prior to the commencement of works, details demonstrating how the boundary wall would be protected during construction work shall be submitted to and approved by the local planning authority in writing. The wall shall be retained and protected from damage in accordance with the approved protection details.

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 consent.

The proposal involves the erection of a timber-clad shed replacing an existing smaller shed at the rear of the garden. It would be 2.5m high with a footprint of approx. 15sqm. The shed roof would have a sedum blanket. Its bulk, footprint and design are considered acceptable. Given the modest size and height of the shed, the large size of the garden, the shed's distance from the dwelling house, and its use of natural materials, the structure would not have a significant or harmful impact on the setting of the listed building and curtilage walls. It will not touch the surrounding boundary walls so that the listed fabric would be unharmed. However a condition has been added regarding the submission of a method statement in order to ensure the listed wall would be protected during construction.

The proposal would not cause harm to the special character or significance of the listed building. 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 2013.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development 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 2021.

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