

Application ref: 2022/2890/L  
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Date: 16 September 2022

**Development Management**  
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Ms Zia Taylor  
33  
Highgate High Street  
Highgate  
London  
N6 5JT  
England

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused**

Address:  
**33 Taylor Gibbs**  
**Highgate High Street**  
**London**  
**Camden**  
**N6 5JT**

Proposal:

Removal of internal partition wall & 2 doorways (including doors) on the first floor  
Drawing Nos: Design and Access Statement; Copy of statutory list entry; Title Plan;  
Plan - existing (first floor); Plan - proposed (first floor); Drawing - proposed; Drawing -  
existing; Internal wall 1 (photograph); Internal wall 2 (photograph).

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

#### **Reason(s) for Refusal**

1 Reason for Refusal:

No.33 is one of a short terrace of four late 18th century houses, refronted in the mid-19th century with later shops.

The property appears to have retained its traditional plan form at first floor level which forms part of the significance of the building. The proposal is to demolish all internal walls at first floor level. Such a proposal is considered to be

detrimental to the architectural significance of the building as the historic plan form, the circulation and spatial qualities of the first floor would be irreversibly lost.

The proposal is considered not to reveal nor better enhance the significance of the heritage asset contravening Camden Local Plan policy D2 and NPPF statement 202. The harm is not considered to be outweighed by any public benefit.

- 2 Additionally, the listed building application as submitted falls short of the published Local Application Requirements (Camden's Local Area Requirements for Planning Applications (2020) ) as a Heritage Statement that assesses the building and the impact the proposed works has not been provided.

This document was requested but a copy has not been received.

Informative(s):

1

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 written over a light blue rectangular stamp.

Daniel Pope  
Chief Planning Officer