

Application ref: 2021/4687/L
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SHH Architects
1 Vencourt Place
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
81 Swain's Lane
London
N6 6PJ

Proposal: Restoration with internal and external alterations including replacement rear extension, demolition of garden workshop; excavation to reveal the original cemetery cutting within garden (adjoining listed Mortuary Chapel), including creation of 2 new internal floors, glazed roof cover and staircase access; excavation of access tunnel at basement level to link cutting with existing house; associated landscaping and alterations to front and rear boundaries including new pedestrian gates (as alterations to listed building consent 2018/5731/L dated 02/08/2019)

Drawing Nos: (828)004_PL02; (828)401_PL01; (828)020_PL02; (828)002_PL05; (828)203_PL07; (828)201_PL03; (828)003_PL03; (828)021_PL02; Design & Access Statement, dated 23.09.21; Cover letter, dated 21/09/2021

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: (828)004_PL02; (828)401_PL01; (828)020_PL02; (828)002_PL05; (828)203_PL07; (828)201_PL03; (828)003_PL03; (828)021_PL02; Design & Access Statement, dated 23.09.21; Cover letter, dated 21/09/2021

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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 All new joinery shall match the existing joinery adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 5 The proposed new entrance gate onto the parking area off Swains Lane shall match the existing adjacent gate in respect to materials, detailed design and method of construction.

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.

- 6 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) all internal finishes and alterations to revealed cutting, including samples;
- b) elevations and facing materials of new glazed canopy, external staircase and associated railings of cutting;
- c) new services for the cutting and house, including any new ducts and underfloor heating;
- d) new air handling equipment for the cutting and house, including associated vents and duct routes;
- e) drainage for the cutting and associated staircase;
- f) plans and samples of external repairs and replacement double glazed

- windows to the main house;
- g) elevations and sample panels of facing materials of new rear extension and connecting glazed link, including junctions between the house and new extension;
- h) altered boundary walls and new entrance gates.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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-

This application seeks consent for various internal and external changes, all of which have previously been granted listed building consent under reference 2018/5731/L dated 02/08/2019. The difference with this application is the external appearance of the rear extension. The plans have been revised during the course of the application to omit a proposed skylight on the main house and to change the rear (south) elevation from render to CorTen cladding.

The Winter House is grade II* listed. The building was extended in 2005 with a rear extension which is considered to be of no particular merit. At the time of the 2018 applications, it was noted that there would be significant heritage benefits arising from replacing the unattractive rear extension with a more sympathetically designed one, even though it would be larger in size. The 'Reasons for Granting' informative (for the associated planning application) noted: "The (proposed) rear extension's carefully considered contemporary design and high quality materials are considered acceptable and represents an enhancement over the existing poor quality extension. It is sympathetic in its size, form, design and relationship to this unique Grade 2* listed modernist house. The extension would not harm the character and appearance of the host building..."

This application proposes to amend the external appearance of the consented rear extension so that it would not be fully clad with CorTen louvres (including vertical fins in front of the windows), but instead the windows would be fully visible, with vertical CorTen steel blades framing the windows. The consented CorTen fascia and overhanging awning details are retained. The proposed changes are considered to be acceptable, such that the resultant extension would still provide significant heritage benefits to justify the replacement of the existing extension, as detailed above.

No objections have been raised in relation to the works. Comments have been received from Historic England and the Highgate CAAC, which have been duly considered in the determination of the application. The application site's planning history and relevant appeal decisions were also taken into account

when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017 and Policy 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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer