

Application ref: 2022/1842/L  
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Ms Diana Brown  
1 Holly Village  
Swains Lane  
London  
N6 6QJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**1 Holly Village  
Swain's Lane  
London  
N6 6QJ**

Proposal:

Alterations to existing front garden boundary, including the replacement of oak posts and the addition of metal link fence between posts. Re-surfacing of pathway leading to the main entrance gate.

Drawing Nos: 2022 1842 L revised proposals 1-4 (location plan), 2022 1842 L revised proposals 2-4 (plan), 2022 1842 L revised proposals 3-4 (plan and elevation), 2022 1842 L revised proposals 4-4 (proposed materials)

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:

2022 1842 L revised proposals 1-4 (location plan), 2022 1842 L revised proposals 2-4 (plan), 2022 1842 L revised proposals 3-4 (plan and elevation), 2022 1842 L revised proposals 4-4 (proposed materials)

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 site is the front garden of a grade-II\*-listed cottage, part of an estate by Darbshire, making a positive contribution to the Dartmouth Park Conservation Area.

The applicant wishes to reinstate an original arrangement of timber posts and chains around the boundary, reorder groundworks to prevent flooding and replace an existing area of tarmac with areas of hoggin and setts. Following negotiation, a proposed expanse of banded, coloured tarmac was removed from the proposal.

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 application has been advertised in the press and by means of a site notice.

Dartmouth Park CAAC commented but did not object.

There were six comments: one supported the retention of trees; one related to non-planning matters; two were duplicates that related to non-planning matters but supported the posts and objected to the installation of coloured tarmac, an element has now been removed from the scheme; one related to non-planning matters and stated that rebuilding the front pathway was not necessary; one related to non-planning matters.

Historic England issued a letter of flexible authority ratified by the secretary of

state.

The site's planning history has been taken into account in making this decision.

Particular 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 typed name and title.

Daniel Pope  
Chief Planning Officer