

Application ref: 2022/4972/L
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Ms Zia Taylor
33
Highgate High Street
Highgate
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N6 5JT
England

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Creation of doorway into internal partition wall on the first floor.

Drawing Nos: Heritage Statement; Official list entry; Title Plan; Plan - existing (first floor); Existing & Proposed 1st Floor plan; Drawing - existing; door detail (photograph);

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:

Heritage Statement; Official list entry; Title Plan; Plan - existing (first floor); Existing & Proposed 1st Floor plan; Drawing - existing; door detail (photograph);

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 Reasons for granting listed building consent:

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

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 for the introduction of a doorway and a pair of panelled timber doors into the lateral dividing walls at first floor level. The property is now used as office premises and the proposal aims to enhance the flexibility of the space at first floor.

Notwithstanding the detail shown on the plan titled 'Existing & Proposed 1st Floor Plan - Proposed First Floor Plan', the doorway and door from the landing to the back room are to be retained and fixed closed.

Architrave around new doorway opening to match existing historic architrave.

The proposal is considered not to be unduly detrimental to the architectural significance of the building as the historic plan form and spatial qualities of the first floor are retained.

This proposal is for internal works to a Grade II listed building. In line with the Statement of Community Involvement the application was not publicised as there is no statutory requirement to consult.

The site's planning history has been taken into account when making 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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