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David McKinstry  
Regeneration and Planning  
London Borough of Camden  
5 Pancras Square  
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N1C 4AG

15<sup>th</sup> December 2022

Dear David

## **2 Holly Terrace, London, N6 6LX**

On behalf of our client, Dr Matthew and Mrs Emily Banks, Planning Resolution Ltd are pleased to submit via the Planning Portal a Listed Building Consent application for internal works to enable the sympathetic alteration and renovation of the Grade II listed dwellinghouse at 2 Holly Terrace to meet the needs of modern living.

### **The Site**

2 Holly Terrace is a four storey, mid terraced Grade II listed Georgian home, built c.1806. It is located approximately 500m southwest of Highgate Village, and approximately 500m east of the boundary to Hampstead Heath. The property is situated just north of the Holly Lodge Estate within the Highgate Conservation Area and the London Borough of Camden.

The building was added to the statutory list in 1954 as part of a group listing that includes 1-11 Holly Terrace. The entrance gates/garden walls, and lamp-posts that service Holly Terrace are also separately listed at Grade II.

It is located within the Highgate Conservation Area (first designated in 1968 and extended in 1978 and again in 1992). The conservation area boundary traces the southern edge of the access lane to Holly Terrace, with the area to the south forming the Holly Lodge Estate Conservation Area.

The planning history available on the Council's website relates to works to trees only.

### **Proposed Works**

The proposed works subject of this application comprise works discussed with you at site visits on 10<sup>th</sup> October 2022 and 11<sup>th</sup> November 2022, and the description of works for which consent is sought is as follows:

*"Internal works to building to include works to existing vaults and basement, works to kitchen fireplace, new flooring works to basement floor, removal of glazed screen on stair, reconfiguration of doorway (block existing and new opening) to WC off Hall, and the repair and replacement of internal doors".*

In summary, the proposed works and corresponding drawings/detail are as follows:

- 1) **Existing Vault/basement works to include waterproofing, new flooring, and new associated drainage) to form Wine Cellar, Pantry, WC, and plant area) as shown on:**
  - Drawing No. BA180-04-300 – Proposed Basement Waterproofing Works Plan
  - Drawing No. BA180-04-450-C – Proposed Basement Waterproofing GA Plan and Detail
  - Drawing No. BA180-04-451-B – Proposed Basement and Vault Waterproofing Sections
  - Drawing No. BA180-04-452-C – Proposed Vault Waterproofing GA Plan and Drainage Plan
  - Drawing No. BA180-04-421-B – Proposed Basement Floor Finishes Build Ups
  
- 2) **Works to kitchen fireplace to include part chimney removal and insertion of lintel, widening of fireplace opening, rebuilding of piers as shown on:**
  - Drawing No. BA180-04-310 – Proposed Basement Fireplace Works Plan
  - Drawing No. BA180-04-440-B – Proposed Kitchen Fireplace Works Section, Elevation, and Detail
  
- 3) **New Flooring works to Basement floor to include build up detail, limestone floor finish detail, and UFH to Kitchen, Hallway, Pantry and WC. New reclaimed/tumbled timber floorboards laid over retained existing floorboards in Family Dining/Snug room) as shown on:**
  - Drawing No. BA180-04-420-C – Proposed Basement Floor Finishes Plan
  - Drawing No. BA180-04-421-B – Proposed Basement Floor Finishes Build Ups
  - Drawing No. BA180-04-451-B – Proposed Basement and Vault Waterproofing Sections
  
- 4) **Removal of glazed screen on stair between Ground and Basement level to include reinstatement of balustrade to match existing staircase, and reconfiguration of doorway (block existing and new opening) to WC off Hall as shown on:**
  - Door Schedule. Ref: BA180-04-501-A
  - Drawing No. BA180-04-510 – Proposed Door Schedule Basement Plan
  - Drawing No. BA180-04-511 – Proposed Door Schedule Ground Floor Plan
  - Drawing No. BA180-04-401-C – Proposed Ground Floor General Arrangement Plan
  
- 5) **Repair and replacement of internal doors as shown on:**
  - Door Schedule. Ref: BA180-04-501-A
  - Drawing No. BA180-04-510 – Proposed Door Schedule Basement Key Plan
  - Drawing No. BA180-04-511 – Proposed Door Schedule Ground Floor Key Plan
  - Drawing No. BA180-04-512 – Proposed Door Schedule First Floor Key Plan
  - Drawing No. BA180-04-513 – Proposed Door Schedule Second Floor Key Plan

## **Planning and Listed Building Consideration**

In accordance with National Planning Policy Framework paragraph 189, a Statement of Significance has been prepared by Asset Heritage Consulting Ltd, to provide an independent appraisal of the heritage significance of this listed building, and indeed where appropriate, to recommend how it possesses 'capacity for change', for sympathetic alteration - identifying constraints and opportunities arising from the asset at an early stage.

The National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

In accordance with Local Plan Policy D2 Heritage, the proposals preserve or enhance the historic environment and heritage assets.

The proposed alterations reflect the character and proportions of the existing building comprises details and materials that are of high quality and complement the local character.

The proposed alterations and extensions to the listed building adapt the building to meet the needs of modern living whilst maintaining the special architectural and historic interest of the listed building. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in the optimum viable and active use that is consistent with their conservation. It is accepted that ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

## **Design and Access**

The proposed development is a suitable response to the site and its setting and demonstrating that it can be adequately accessed by prospective users.

## **Submitted Documents**

In addition to this cover letter, we enclose the following information:

- Drawing No. 010 – Site Location Plan
- Drawing No. 090 – Existing Block Plan
- Drawing No. 099 – Existing Basement Floor Plan
- Drawing No. 0100 – Existing Ground Floor Plan
- Drawing No. 0101 – Existing First Floor Plan
- Drawing No. 0102 – Existing Second Floor Plan
- Drawing No. 0140 – Existing Section
- Drawing No. BA180-04-300 – Proposed Basement Waterproofing Works Plan
- Drawing No. BA180-04-310 – Proposed Basement Fireplace Works Plan
- Drawing No. BA180-04-400-C – Proposed Basement General Arrangement Plan
- Drawing No. BA180-04-401-C – Proposed Ground Floor General Arrangement Plan
- Drawing No. BA180-04-402-C – Proposed First Floor General Arrangement Plan
- Drawing No. BA180-04-403-C – Proposed Second Floor General Arrangement Plan
- Drawing No. BA180-04-420-C – Proposed Basement Floor Finishes Plan
- Drawing No. BA180-04-421-B – Proposed Basement Floor Finishes Build Ups
- Drawing No. BA180-04-440-B – Proposed Kitchen Fireplace Works Section, Elevation, and Detail
- Drawing No. BA180-04-450-C – Proposed Basement Waterproofing GA Plan and Detail

- Drawing No BA180-04-451-B – Proposed Basement and Vault Waterproofing Sections
- Drawing No. BA180-04-452-C – Proposed Vault Waterproofing GA Plan and Drainage Plan
- Door Schedule. Ref: BA180-04-501-A
- Drawing No. BA180-04-510 – Proposed Door Schedule Basement Plan
- Drawing No. BA180-04-511 – Proposed Door Schedule Ground Floor Plan
- Drawing No. BA180-04-512 – Proposed Door Schedule First Floor Plan
- Drawing No. BA180-04-513 – Proposed Door Schedule Second Floor Plan
- A Statement of Significance, prepared by Asset Heritage Consulting Ltd

We look forward to confirmation of validation of the Listed Building Consent application in due course. However, please do not hesitate to call me should you require any further clarification or information.

Yours sincerely

**David Williams**  
**Director**  
**Planning Resolution Ltd**