

Application ref: 2022/5517/L
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Planning Resolution Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 Holly Terrace
London
Camden
N6 6LX

Proposal:

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, electrical works (rewiring and lighting) reconfiguration of doorway (block existing and new opening) to WC off Hall, and the repair and replacement of internal doors.

Drawing Nos: Site location plan (DR_010

); Cover Letter (Design and Access); Statement of Significance (Heritage Statement);

and drawings numbered at: DR_099; DR_0100; DR_0101; DR_0102; DR_0140;

DR_090

; BA180 - 04 - 310; BA180 - 04 - 510; BA180 - 04 - 421; BA180 - 04 - 400 ; BA180 - 04 - 450; BA180 - 04 - 300 ; BA180-04-501_Rev A (Doors); BA180 - 04 - 512 ; BA180 - 04 - 402; BA180 - 04 - 401; BA180 - 04 - 511; BA180 - 04 - 440; BA180 - 04 - 513; BA180 - 04 - 403; BA180 - 04 - 452; BA180-04-460-B (cornices); And electrical wiring drawings numbered at: BA180 - 04 - 415; BA180 - 04 - 410 Rev D; BA180 - 04 - 412 Rev D; BA180 - 04 - 414; BA180 - 04 - 411 Rev D; BA180 - 04 - 413 Rev D

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: Site location plan (DR_010); Cover Letter (Design and Access); Statement of Significance (Heritage Statement); and drawings numbered at: DR_099; DR_0100; DR_0101; DR_0102; DR_0140; DR_090; BA180 - 04 - 310; BA180 - 04 - 510; BA180 - 04 - 421; BA180 - 04 - 400; BA180 - 04 - 450; BA180 - 04 - 300; BA180-04-501_Rev A (Doors); BA180 - 04 - 512; BA180 - 04 - 402; BA180 - 04 - 401; BA180 - 04 - 511; BA180 - 04 - 440; BA180 - 04 - 513; BA180 - 04 - 403; BA180 - 04 - 452; BA180-04-460-B (cornices); And electrical wiring drawings numbered at: BA180 - 04 - 415; BA180 - 04 - 410 Rev D; BA180 - 04 - 412 Rev D; BA180 - 04 - 414; BA180 - 04 - 411 Rev D; BA180 - 04 - 413 Rev D

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 Site and Significance

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. Its significance includes its architectural design and materials, plan-form, evidential value as an early C19th house and its positive townscape value including its positive contribution to the character and appearance of the Conservation Area.

Proposed works

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, electrical works (rewiring and lighting) reconfiguration of doorway (block existing and new opening) to WC off Hall, and the repair and replacement of internal doors.

Impact of proposed works on Significance

The proposed works to the rear basement and vaults include waterproofing,

new flooring, and new associated Drainage to form Wine Cellar, Pantry, WC, and plant area):

The basement vaults retain elements of their original brick finish although much of this has been substantially repointed and the wine cellar has been completely rendered, although it is unclear when this was permitted. The proposed works chiefly relate to a Delta system and would not involve the demolition or irrevocable alteration of what remains of the historic fabric in these areas. It is accepted that the works are necessary due to ongoing the impact of damp.

Works to kitchen fireplace to include part chimney removal and insertion of lintel, widening of fireplace opening, rebuilding of piers:

The existing chimneybreast has been altered over time. While the proposed opening works will involve the loss of historic fabric to the chimneybreast and distorts the more elegant proportion of the current opening, it is accepted that the chimneybreast in this room is already one of the most altered in the house and given the alteration that has already occurred in terms of the (C20th) surround, and the fact the room as a whole is being returned to its original proportions and the chimneybreast will now be revealed having been concealed for many years the impact of these works on the significance of the room is more neutral than might usually be the case.

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):

The existing basement floor finishes and coverings are modern and the proposed finishes do not involve any loss of historic fabric or permanent alteration to the historic floor levels.

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:

These parts of the works relate to an area of the house which was reconfigured in the 1930s/40s and are not considered to harm significance.

- 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.
- 3 Condition: Notwithstanding the plans hereby approved no consent is hereby given to install a cornice to the basement rooms.

Reason: to safeguard the special architectural and historic interest of the listed building.

- 4 Condition: Notwithstanding the plans hereby approved no consent is hereby given to install a replica of the ground floor skirting in the basement rooms.

Reason: to safeguard the special architectural and historic interest of the listed

building.

5 Repair and replacement of internal doors:

All historic doors and joinery are retained and repaired like-for-like. The annotations on the door schedule refer to some four panelled doors being replaced with 6 panelled doors if found to be beyond repair. Given that the property was built in 1806 the substitution of four panelled doors for six panelled doors is accepted.

Replacement of cornice to bedrooms

The existing cornice has obviously been in place for some time but does not date from the early C19th. The proposed replacement is more appropriate to the period of the house without competing in status with the finer, original, cornices on the ground floor reception rooms.

The proposed basement plans include an annotation to replicate the ground floor cornice and skirting at basement level. This is not supported as the basement has no evidence of ever having had a cornice and the skirting will have been a plain square section historically.

Electrical works

The re-wiring is largely standard domestic re-wiring. There are no recessed spotlights within ceilings.

Conclusion

The proposed works do not involve the loss of historic planform, involve localised loss of historic fabric (but in the areas of the structure which have already been the most altered, i.e. the kitchen chimneybreast). Aside from the proposed cornice and skirting alterations to the basement rooms (omitted from consent by condition) the remainder of the internal works involve the replacement of later fabric and fittings with materials and designs which are either more historically appropriate or fall under basic works of redecoration (i.e. are superficial and non-integral to the historic fabric of the building).

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 2016 and the National Planning Policy Framework.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer