

Application ref: 2023/0675/L
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Date: 30 March 2023

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**Studio House
Hampstead Hill Gardens
London
Camden
NW3 2PH**

Proposal:

Approval of Details required by Conditions 4(c) (Facing Materials - Brickwork), granted under Camden Ref. 2021/5251/L dated 11 March 2022 (For the Creation of new opening in arched boundary wall with new door and roof covering, also with enlarged opening to garden and fixed canopy above. Existing entrance portico to be retained, door infilled with recessed brickwork)

Drawing Nos: 525/A/1.0000/F_Site Location Plan; Studio House sample panel; Limelite Mortar NHL3.5 Data; Beckley Orange and Beckley Red Data; Ibstock Bexhill Dark 4009 Data; AOD_Hampstead Hill Gardens, Studio House_2023/0675/L

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

525/A/1.0000/F_Site Location Plan; Studio House sample panel; Limelite Mortar NHL3.5 Data; Beckley Orange and Beckley Red Data; Ibstock Bexhill Dark 4009 Data; AOD_Hampstead Hill Gardens, Studio House_2023/0675/L

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 subject Approval of Details is for works to Studio House which is Grade II Listed on the National Heritage List for England (No.1378697) and located in the Hampstead Conservation Area. The submitted details for approval relate to the discharge of Condition 4(c) (Facing Materials - Brickwork), granted under Camden Ref. 2021/5251/L dated 11 March 2022 (For the Creation of new opening in arched boundary wall with new door and roof covering, also with enlarged opening to garden and fixed canopy above. Existing entrance portico to be retained, door infilled with recessed brickwork.).

A site visit to view the sample masonry wall panel with associated proposed bricks, mortar materiality and pointing finish was conducted on 15 March 2023. The use of Ibstock Bexhill Dark facing bricks, Beckley Orange quoin/arch bricks, and Limelite Lime NHL 3.5 (1-part lime mixed with 2-parts sand) mortar with a flush brushed finish, were considered appropriate. It has been confirmed that the darker coloured brown bricks in the Ibstock Bexhill Dark mix (instead of the red) will be prioritised for use when facing the wall elevations, as they will better match with the original historic wall masonry.

While on site it was noted that a modern weather-struck pointing technique had been used in the infilled entrance gate which is inappropriate for use in the context of historic masonry, it has been confirmed that the pointing will be remediated to have a Brushed Flush finish and be charcoal washed to dull the colour of the new mortar.

As such the further information and details provided has been assessed to safeguard the character and appearance of the Conservation Area and the special architectural and historic interest of the Listed Building.

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 printed name.

Daniel Pope
Chief Planning Officer