

Application ref: 2023/0885/L
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Bailey Partnership
Bridge House
Basted
Borough Green
Sevenoaks
Kent
TN15 8PS

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**14 Gainsborough Gardens
London
NW3 1BJ**

Proposal:

Installation of replacement condenser unit at first floor level and new condenser unit on western elevation in existing ground floor bin store plus associated internal and external alterations

Drawing Nos: Architectural Plans by Bailey Partnership, project No. 32415; 32415015 dated 29/03/2021 Revision 0001; 13 dated 14/12/2022 Revision 0001; 07 dated 14/12/2022 Revision P1; 08 dated 14/12/2022 Revision P1; 09 dated 14/12/2022 Revision P1; 12 dated 14/12/2022 Revision P1; 11 dated 14/12/2022 Revision P1; 04 dated 07/12/2022 Revision 03; 06 dated 09/05/2023 Revision 005; 05 dated 07/12/2022 Revision 03; 01 dated 07/12/2022 Revision 03; 02 dated 19/04/2023 Revision 004; 03 dated 07/12/2022 Revision P1; Design & Access Statement including Heritage Statement by Bailey Partnership, Job No. 34324, Rev 002, dated 18/01/2023; Noise Impact Assessment by Nova Acoustics Consultants, project No. 8849PM, Rev: 01, dated 17 January 2023

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:
Architectural Plans by Bailey Partnership, project No. 32415; 32415015 dated 29/03/2021 Revision 0001; 13 dated 14/12/2022 Revision 0001; 07 dated 14/12/2022 Revision P1; 08 dated 14/12/2022 Revision P1; 09 dated 14/12/2022 Revision P1; 12 dated 14/12/2022 Revision P1; 11 dated 14/12/2022 Revision P1; 04 dated 07/12/2022 Revision 03; 06 dated 09/05/2023 Revision 005; 05 dated 07/12/2022 Revision 03; 01 dated 07/12/2022 Revision 03; 02 dated 19/04/2023 Revision 004; 03 dated 07/12/2022 Revision P1; Design & Access Statement including Heritage Statement by Bailey Partnership, Job No. 34324, Rev 002, dated 18/01/2023; Noise Impact Assessment by Nova Acoustics Consultants, project No. 8849PM, Rev: 01, dated 17 January 2023

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 consent.

The application building is a grade II listed detached house.

An existing external condenser is proposed to be upgraded to a more modern and energy efficient condenser unit. This would be located above the kitchen roof, in the exact same location as the existing condenser. The proposed condenser would be slightly larger than the existing unit and would not be seen when readily visible from the street due to the application site being elevated above the road. As such, it is considered that the proposed unit would not cause adverse harm to the listed building.

Another condenser unit is proposed to be located on the western elevation in an existing bin storage area. The condenser unit would not be visible from the street due to it being partially enclosed and set back within a store and being screened by existing mature hedging along the entire front boundary of Gainsborough Gardens.

The pipe work from the condensers to the internal units will be concealed from view by the projected brick work of the chimney on the right flank and the brickwork return on the left flank elevation.

It is proposed that the pipe work to be installed on the right flank elevation will be enclosed in a boxed conduit to be colour matched to the colour of the red brick of the wall making it less visible when viewed from the road in front of the adjoining property.

The internal units and connections on all floors, as revised, are considered acceptable in terms of location, design and impact on historic fabric.

The proposals are considered to preserve the special interest of the listed building.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2020. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 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 written over a light blue rectangular background.

Daniel Pope

Chief Planning Officer