

Application ref: 2023/0850/L
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Evdan Building Services
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

2 Squires Mount Cottages
Squire's Mount
London
Camden
NW3 1EE

Proposal:

Repair and restore existing natural slate and lead flashing on pitched roof with like-for-like materials. Repair and restore asphalt and roof lanterns on the existing extension's flat roof.

Drawing Nos: Revised Design and Access Statement; Site Plan; Location Plan; 2 Squires Mount - Updated Works Breakdown; Existing Roof Plan - 2 Squires Mount; Proposed Roof Plan - 2 Squires Mount.

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:

Revised Design and Access Statement; Site Plan; Location Plan; 2 Squires Mount - Updated Works Breakdown; Existing Roof Plan - 2 Squires Mount; Proposed Roof Plan - 2 Squires Mount

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 The application building 2 Squire's Mount Cottages is listed as Grade II on the National Heritage List for England (No. 1378796) and is also located in the Hampstead Conservation Area and subject to Article 4 Directions. The dwelling is central in a Terrace of five cottages on the eastern side of Squires Mount that were constructed in the mid-nineteenth century. The dwelling has a yellow stock brick façade with slated roof, tall brick chimney-stack and dog tooth eaves cornice detail.

The heritage significance of this designated heritage asset includes its architectural treatment, the internal planform, surviving historic fabric, and the contribution it makes to the group of cottages and wider Hampstead setting.

The applicant wishes to make external alterations to the roof elevation of the property, including re-slating the roof and replacement of the asphalt and roof lanterns on the existing extension's flat terrace roof.

Works to the main gabled roof will use new natural stone slates that will match the existing ones in their geological type (Welsh), colour, size and edge dressing. Where the existing roof slates are in good condition they will be salvaged, consolidated and reused on the front streetfacing elevation. The seamless roof junction between No. 2 and No. 1 will be maintained.

The flat roof to the terrace will be resurfaced like-for-like with asphalt and the two existing lanterns will be replaced with a new aluminium framed double glazed units. There will be no change to the size of the opening or design of the lanterns and the replacement units will therefore pose the same effects.

It is therefore considered that the proposed works will not harm the special interest of the Grade II Listed Building or the character or appearance of the

Hampstead Conservation Area.

The application has been advertised in the Press and by means of a Site Notice, whereby there were no consultation responses.

- 2 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.

- 3 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



Daniel Pope
Chief Planning Officer