

Application ref: 2023/1926/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Holly Mount
London
Camden
NW3 6SG

Proposal:
Creation of en-suite bathroom within existing modern roof extension.
Drawing Nos: Heritage and Design Statement; Existing & Proposed Location/ Block/
Floor Plans.

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:

Heritage and Design Statement; Existing & Proposed Location/ Block/ Floor Plans.

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 listed building consent (delegated):

No.4 Holly Mount, together with No.3, is one of a pair of mid/late-eighteenth century terraced houses, located within sub area 4 of Hampstead conservation area. Its significance includes its architectural design and materials, floorplan, townscape value and evidential value as a mid/late-eighteenth-century terraced building. The houses were listed Grade II on 11 August 1950.

Anecdotal evidence from the applicant, who has resided at this address for several decades, suggests that the current roof level accommodation was an extension built in the 1950s. The planning record is silent on this matter.

The existing roof level accommodation is of incongruous design, and not generally a feature of houses of this type and date within the area; indeed, the original roof form is likely to be that at No.3 Holly Mount, built at the same time, which has a pitched clay roof over the second floor.

Aside from the shape of the roof, the internal doors add weight to this conclusion. At third floor level the doors differ from most of the rest of the house, being 4-panel fielded plain doors on this floor (2-over-2), compared to 3-panel (stacked vertically) fielded doors with elaborate beading elsewhere.

The existing roof extension is finished in slates (rather than clay tiles at No.3) and the parapets are finished in modern concrete coping stones. No.4's roof-level windows are significantly different to the 3-over-6 and 6-over-6 sash windows to the rest of Nos.3 and 4 Holly Mount.

This work, located within the twentieth century roof extension, is considered not to further harm the significance of the building.

The application has been advertised in the press and by means of a site notice. Hampstead CAAC were consulted but did not reply.

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 2021 and the National Planning Policy Framework.

- 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