

Application ref: 2022/2480/L
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 4 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Nick Leith Smith Architecture + Design
82 Wandsworth Bridge Road
London
SW6 2TF
United Kingdom

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
NW3 2PH

Proposal:

Details of new rear door, side gate and canopy as required by condition 4a) and 4b) of reference: 2021/5251/L, 11/03/2022, for; 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: Site Location Plan 525/A/1.0000 RevF, 525 NLS DET 7500, 525 NLS DET 7501 RevC.

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

Informative(s):

1 Reasons for granting approval:

The application seeks to discharge parts a) and b) of condition 4 of the approved Listed Building Consent reference: 2021/5251/L, dated 11/03/2022. Part a) requires detail of the proposed new rear door and new side gate. Part b) requires details of the proposed canopy.

The proposed rear door shall be a traditional timber design. The canopy porch shall be of modest scale with sloped roof furnished with clay tiles to match the existing roof. The proposed side gate shall be a Victorian style black iron design. No canopy detail has been provided for the side gate, however it would sit beneath the approved brick arch opening.

An objection was received from the Heath and Hampstead Society, however this was withdrawn following revision to the submitted details. The Council Conservation Officer was satisfied with the revised details.

The submitted details as revised are considered appropriate. The proposed works will not harm the special interest of the grade-II-listed building. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

For the avoidance of doubt, the applicant is reminded that; condition 4 part c) would need to be discharged under a separate application.

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 and title.

Daniel Pope
Chief Planning Officer