

Application ref: 2023/2298/L
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Architecture for London
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**3 Gainsborough Gardens
London
Camden
NW3 1BJ**

Proposal: Installation of an AC Condenser unit and acoustic enclosure to the first floor level on flat roof to the western elevation and associated external alterations to infill the existing external double doors and associated internal alterations to create a cold room for the dwelling house at ground floor level.

Drawing Nos: GA010, GA011, GA021 rev A, GA022 rev A, Site Location Plan, Design and Access Statement (May 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:

GA010, GA011, GA021 rev A, GA022 rev A, Site Location Plan, Design and Access Statement (May 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 listed building consent.

The application site comprises a Grade II Listed semi-detached house c.1884. It is located within the Hampstead Conservation Area and is described as making a positive contribution to the character of the conservation area.

The proposal includes the installation of cooling equipment on the flat roof of a modern side extension, in order to permit the conversion of an interior room into a cold storage room. The modest dimensions of the cooling equipment (550mm in height, 550mm wide, and 1300mm deep) in addition to its placement at the rear of the side extension, ensures that the equipment will not be visible from the front of the dwelling. Due to its location beneath an obscure glass window, it will also not be visible from the interior of the house. Thus, the proposed cooling equipment will not harm the special significance or setting of the Grade II listed building.

To facilitate the new cold storage room, an existing external door on the modern side extension will be replaced with a solid brick wall, to match existing. This is considered acceptable, as the alteration will not be visible from the public realm, nor will it alter any historic fabric of the listed building.

No responses were received following statutory consultation. 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 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 accordance with Policy D2 of the Camden Local Plan 2017. 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 grey rectangular background.

Daniel Pope
Chief Planning Officer