

Application ref: 2023/1264/L
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
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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

Butler Hegarty Architects
Unit 3.2 Islington Studios
159-163 Marlborough Road
London
N19 4NF
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 New End
London
Camden
NW3 1JA

Proposal:

Internal alterations and refurbishment and external works including to render at lower ground level.

Drawing Nos: Supporting documents: Design and Access Statement

Drawings: 0422322/Su00; 0422322/Su01A; 0422322/Su08; 0422322/Su09;
0422322/Su10; 0422322/Su11; 0422322/Su12; 0422322/Sk17A; 0422322/Sk27A;
0422322/Sk22A; 0422322/Sk08B; 0422322/Sk15B; 0422322/Sk28A.

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: 0422322/Su00; 0422322/Su01A; 0422322/Su08; 0422322/Su09; 0422322/Su10; 0422322/Su11; 0422322/Su12; 0422322/Sk17A; 0422322/Sk27A; 0422322/Sk22A; 0422322/Sk08B; 0422322/Sk15B; 0422322/Sk28A.

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 property at no.12 New End is Grade II listed and situated within the Hampstead Conservation Area and Hampstead Neighbourhood Area. The property dates from the 18th century and is located mid-terrace, and its significance lies in its architectural design, plan form, and historic fabric.

Listed building consent is sought for internal and external works to the property. There are also other alterations which are detailed in the associated planning permission application, reference 2023/0679/P.

The proposed works to the rear elevation involve the replacement of the existing non-original door with a new timber door and the removal of the existing cement render to be replaced by new lime render. The only materials to be removed would be modern fabric and all replacement materials would resemble the form and character of the existing building. The location of the works to the rear would also mean there is very limited visibility from the public realm with little visual impact. There would be no loss of historic fabric and, provided the applicant carries out all works with careful consideration (and particularly the removal of cementitious render), the works to the rear would be considered acceptable and would not harm the character and appearance of the building and wider conservation area.

The internal works involve decreasing the size of a gap in the spine wall, inserting an appropriate fireplace surround, renewing the existing kitchen, altering the orientation of a lavatory cubicle, and installing a cupboard and draught lobby. The door to be replaced is modern fabric that is appropriate to remove. All other internal works are considered not to be harmful; the reduction of the aperture in the spine wall is beneficial, and the partition arrangements are not considered to be more harmful than the existing arrangement. As such, the design, scale, siting, and materials of the proposed internal and external works would not harm the historic significance and special interest of the listed building. Therefore, the character and appearance of the listed building would be preserved.

No objections were received prior to making this decision, including from the Hampstead Conservation Area Advisory Committee. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposal is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and the 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 faint circular stamp.

Daniel Pope
Chief Planning Officer