

Application ref: 2023/3622/L
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Pembroke Planning
60 High Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 Holly Mount
London
Camden
NW3 6SG

Proposal:

Reconfiguration of internal walls at first floor level.

Drawing Nos: EX-001, EX-101 Rev A; EX-401; EX-402; EX-403; GA-100 Rev A; GA-101 Rev A; GA-200 Rev A; GA-201 Rev A; GA-401; GA-402; GA-403;

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:

EX-001, EX-101 Rev A; EX-401; EX-402; EX-403; GA-100 Rev A; GA-101 Rev A; GA-200 Rev A; GA-201 Rev A; GA-401; GA-402; GA-403;

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 building is a grade II listed house dating from the early nineteenth century. It is of both architectural and historic interest as an example of one of the earlier dwelling houses in the area. Whilst the exterior retains much of its historic character, the interior has been significantly altered and exploratory works reveal that much of the fabric and plasterwork is modern.

The works impact only the first floor by rearranging partition walls. None of the walls moved appear to be original and the proposed arrangement is respectful to the overall character of the building. The central chimney stack, with two chimney breasts at the front is suggestive that historically the front room was originally two smaller spaces.

The proposed works preserve the special interest of the listed building.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer