

Application ref: 2023/3155/L
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Date: 10 November 2023

Development Management
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Phone: 020 7974 4444

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Jeremy Peter Associates
21 Britten Road
Penarth
CF64 3QJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**96 Heath Street
London
Camden
NW3 1DP**

Proposal:

Replacement of the front entrance gate and post with a new timber gate of the same design and detail.

Drawing Nos:

Heritage Statement; Plan for Replacement Front Gate_Rev A; Plan of Gate Post

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 Statement; Plan for Replacement Front Gate_Rev A; Plan of Gate Post

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 building at 96 Heath Street is listed as Grade II on the National Heritage List for England (No. 1378842) and is also located in the Hampstead Conservation Area. The building was constructed in the late-18th early-19th century and is three stories with attic and basement and has a painted rendered stucco façade.

The works relate to the replacement of the front entrance gate and post that have deteriorated to an irreparable condition, with a new timber gate of the same design and detail.

The proposed new front boundary entrance gate and posts will match the existing in their dimensions, design and materiality. The existing hardware will be cleaned and refitted to the new gate, retaining the historic fabric and detailed design.

It is therefore considered that the proposed new post and gate with refitted hardware would retain the historic interest and significance of the Listed Building and preserve the character and appearance of the Hampstead Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses.

- 2 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 2016 and the National Planning Policy Framework.

- 3 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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