

Application ref: 2023/3800/L
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Date: 1 December 2023

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Elm Row
London
Camden
NW3 1AA

Proposal:

Internal alterations, including the relocation of kitchen, reconfigurations to the closet wing, and addition of partitions at Third Floor level (updated)

Drawing Nos: 3 Elm Row_Heritage Statement_June 2023; 3 Elm Row_DAS_RevA; 3 Elm Row_Existing Drawings; 3 Elm Row_Proposed Drawings_17.11.2023

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:

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 internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached sent.

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 3 Elm Row is Grade II on the National Heritage List for England (No. 1078277), it is also located in the Hampstead Conservation Area. The three-story red brick townhouse with attic and basement was constructed c.1720, and refaced with the attic roof form converted to a larger studio space with tile hangings in the late 19th century. There has also been a closet wing addition. Internally the building retains a largely intact planform and original features including (but not limited to) wall panelling, joinery, staircase, detailed plaster ceilings and fireplaces.

The subject works relate to internal alterations, including the relocation of kitchen from basement to ground floor level, reconfigurations to the closet wing, and alterations to the planform of the third-floor mansard with additional partitions and bathroom facilities.

The proposal has been revised during the course of the application to omit and amend parts of the scheme to better preserve the special interest of the Grade II Listed Building. This included excluding new double glazing, the retention of historic joinery and further detailed design to better preserve original fabric and planform.

Harm posed to the traditional hierarchy of rooms, spatial character and historic fabric associated with the relocation of the kitchen has been adequately mitigated. The detailed design of the proposed free-standing kitchen units has minimised harm to the historic fabric and will be substantially reversible such that the original function of the room may be restored.

Additional partitions to the third floor mansard level of the building will be glazed and lightweight such that the proportions and open spatial character of the original studio may still be appreciated.

Works within the closet wing impact only modern fabric so will not pose harm to the special interest of the building and are acceptable. All existing architectural

features throughout the property will be retained and unaltered, and new light fittings will be surface mounted.

Externally there is no change to the appearance of the building or site, and the setting of surrounding listed buildings and character of the Hampstead Conservation Area will be unaltered.

It is therefore considered that the proposed works would adequately preserve the special architectural and historic interest of the Listed Building, and will not harm 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 no consultation responses were received.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 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