

Application ref: 2023/2870/L
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Date: 11 December 2023

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Opsis Design
18, 71H Drayton Park
London
N5 1DU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**94 Haverstock Hill
Cottage 4
Hay Mews
London
NW3 2BG**

Proposal:

Installation of a new timber framed fixed upper ground floor window on the rear elevation, and erection of a new flue.

Drawing Nos: LB-100; LB-101; LB-101-UG; LB-101-R; LB-101-LG; LB-104-R; LB-104-UG, dated 23 Nov 2023; LB-104-LG, dated 23 Nov 2023; LB-201-EX; LB-201-PR; Design and Access Statement prepared by Opsis Design, dated 12/07/2023; Heritage Statement prepared by Opsis Design, dated 12/07/2023

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: LB-100; LB-101; LB-101-UG; LB-101-R; LB-101-LG; LB-104-R; LB-104-UG, dated 23 Nov 2023; LB-104-LG, dated 23 Nov 2023; LB-201-EX; LB-201-PR; Design and Access Statement prepared by Opsis Design, dated 12/07/2023; Heritage Statement prepared by Opsis Design, dated 12/07/2023

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 proposal involves the installation of a new upper ground floor window at the dwelling's rear elevation, and a new flue at the roof level. The flue would service a proposed new woodburner for the living area.

The proposed flue would be a minor element to the roofscape and partly be obscured by the existing parapet. Overall, chimneys are a generally anticipated part of roof form. The proposed chimney would have an acceptable form and height so as to preserve the special architectural and historic interest of the listed building.

The width of the new timber framed upper ground floor window would match the width of the existing window of the lower ground floor below . It would be single piece of glazing with no glazing bars. Given that the lower ground floor window is not historic but a modern addition, it was not considered necessary to replicate the tripartite glazing of this window. Additionally, the window would be of no greater size than the lower ground floor, rear window approved for the adjoining property under 2016/1357/L, granted on 19 May 2016.

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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer