

Application ref: 2023/4810/L  
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Date: 28 December 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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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:

**9 The Mount Square  
London  
Camden  
NW3 6SY**

Proposal:

Internal alterations to the Ground and Lower Ground Floor rear apartment. Including replacement of existing stair, joinery alterations, reconfigurations to bathrooms and kitchen, rewiring and re-plumbing throughout.

Drawing Nos: 231109-Design and Access Statement, 231109-Heritage Statement, 2309-The Mount Square\_A-001-LOCATION PLAN\_A4, 2309-The Mount Square\_A-102-UG Demolition Plan, 2309-The Mount Square\_A-102-LG Demolition Plan, 2309-The Mount Square\_A-103-UG Proposed Plan, 2309-The Mount Square\_A-103-LG\_LG Proposed Plan\_Rev A

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:

231109-Design and Access Statement, 231109-Heritage Statement, 2309-The Mount Square\_A-001-LOCATION PLAN\_A4, 2309-The Mount Square\_A-102-UG Demolition Plan, 2309-The Mount Square\_A-102-LG Demolition Plan, 2309-The Mount Square\_A-103-UG Proposed Plan, 2309-The Mount Square\_A-103-LG\_LG Proposed Plan\_Rev A

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 New Grove House is Grade II on the National Heritage List for England (No. 1378660) and is also located in the Hampstead Conservation Area. The building was constructed c.1800 then remodelled in a Tudor style with a rear additions c.1840. It has asymmetrical frontages in yellow stock brick with stone and red brick dressings. In 1987 the building was divided internally into three maisonette flats.

The subject application works relate to the Lower Ground floor and Basement level flat in the rear addition that is accessed via The Mount Square. The internal works proposed include the replacement of the spiral stair, door joinery alterations, reconfiguration of the bathrooms and kitchen, relocation of the boiler and rewiring throughout.

The existing floorplan, internal fabric and finishes of the property are reflective of the 1987 contemporary alterations. The boiler will be relocated to within the front lightwell with all associated pipework to track through existing penetrations. The proposed works will not adversely impact any historic planform, fabric or features that make a substantial contribution to the special interest and significance of the listed building.

With no external changes, the proposal would also maintain character and appearance of the Hampstead Conservation Area.

As the proposed works were limited to internal alterations only in a Grade II Listed Building public consultation was not required.

- 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 and enhancing 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.
- 5 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](http://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.

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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer