

Application ref: 2023/4466/L
Contact: Fast Track GG
Tel: 020 7974 4444
Email: Geri.Gohin@Camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

4D PLANNING
86-90 Paul Street
3rd Floor
London
EC2A 4NE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 2
Moreton House
Holly Walk
London
NW3 6RA

Proposal:

Replacement of window with door and new access steps to side elevation of basement flat and associated internal works to kitchen.

Drawing Nos: 4D-416 E00; 4D-416 E01; 4D-416 E02; 4D-416 E03; 4D-416 P01 REV C 18.12.2023; 4D-416 P02 REV C 18.12.2023; 4D-416 P03 REV C 18.12.2023; 4D-416 E/P 04 REV C 18.12.2023; Door Section from Cotswood Door Specialists Limited dated 09/11/23; Door Elevation from Cotswood Door Specialists Limited dated 14/12/23; Heritage Statement dated August 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: 4D-416 E00; 4D-416 E01; 4D-416 E02; 4D-416 E03; 4D-416 P01 REV C 18.12.2023; 4D-416 P02 REV C 18.12.2023; 4D-416 P03 REV C 18.12.2023; 4D-416 E/P 04 REV C 18.12.2023; Door Section from Cotswold Door Specialists Limited dated 09/11/23; Door Elevation from Cotswold Door Specialists Limited dated 14/12/23; Heritage Statement dated August 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 permission

The application property, Moreton House, is Grade II Listed on the National Heritage List for England (No. 1379119) and is also located in the Hampstead Conservation Area. The detached house was designed by architect Thomas Garner between 1894-1896 for the antiquary and art collector FE Sidney in the Cotswold vernacular Jacobean style with external rendered with stone joinery dressings and leadlight glazing. The steeply pitched gabled roof forms are covered in clay tile and feature tall-chimney stacks.

In the 1970s the house was converted into a self-contained lodge and five flats with associated internal alterations and external dormer additions to the roof form. The application relates to Flat 2 which occupies part of the basement and the former Ground Floor dining room of the house. The subject works are to occur at basement level which internally retains little of the fabric or features.

The special interest of the Listed building and the contribution it makes to the Hampstead Conservation Area derives from its highly detailed Cotswold vernacular/Jacobean style architectural design treatment, and the surviving intact historic fabric and internal planform.

The proposed works include the replacement of a window with door and new associated external access steps to side elevation of basement flat. Internally the kitchen units will also be rearranged to allow for the door access.

On 5 March 2012 an application for the same proposed works - to replace the window with a door and new access steps on the side elevation to the

basement flat - was granted (2011/6231/P, 2011/6398/L). The three-year commencement period for the approved works has since lapsed without being initiated and the subject application seeks permission for the same/very similar previously approved works.

The proposal has been revised during the course of the application to amend parts of the scheme to better preserve the special interest of the Grade II Listed Building. This included reducing the dimensions of the proposed door opening to match those approved in the 2012 consent (700mm).

The 2012 Decision Notice and Delegated Report stated:

"It is proposed to replace a non-original metal window at the lower ground level of the west elevation of the building with a Crittall steel door. A small amount of the floor of the adjacent lightwell will be lowered by just under 1m and 4 steps installed, in order to allow access from the outside ground level to the floor level of the basement. The proposal will not involve the removal of any significant historic fabric. The detail of the new door is considered to be in keeping with the adjacent simple, metal- framed windows at this level. The works are not considered to harm the building's special architectural or historic interest."

The only change from the previously approved works is the material of the door, where it was previously approved as crittall and instead would be timber framed. The traditional fenestration with solid lower panel is also considered to be an appropriate material and detail that will align with the architectural style of the building. The proposed yorkstone paving and metal railings associated are suitable materials for the landscape context. Internal alterations to the kitchen units will not impact historic fabric or features.

While it is considered that some harm to the building will be incurred through the loss of external historic wall fabric, this has been adequately minimised to not exceed that of the previously consented works and would not cumulatively result in a loss of the buildings significance or architectural interest, so is acceptable in this instance.

When considered cumulatively the proposed developments to Flat 2 of Moreton House are in line with the previously consented alterations that were considered to not pose harm to or the loss of the significance of the building or its setting. The revised works are also considered appropriate from a Heritage perspective and can be supported.

The site's planning history have been taken into account when making this decision. No objections have been received prior to 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 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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