

Application ref: 2023/4017/L  
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Date: 25 January 2024

**Development Management**  
Regeneration and Planning  
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WC1H 9JE

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Rennie and Partners  
26 High Road  
East Finchely  
N2 9PJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Moreton House**  
**Holly Walk**  
**London**  
**NW3 6RA**

Proposal:

Replacement of roof tiles and associated materials and over felting existing bituminous felt covered dormer roofs with bituminous felt roof coverings, additional internal insulation.  
Drawing Nos: Planning Design & Access Statement, Heritage Appraisal & Impact Statement, Roof works document, Proposed roof tiles, 2646.001, 2646.002, 2646.003

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:

Planning Design & Access Statement, Heritage Appraisal & Impact Statement, Roof works document, Proposed roof tiles, 2646.001, 2646.002, 2646.003

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/consent-

Moreton House is located on the western side of Holly Walk, it is a Grade II listed building and within the Hampstead Conservation Area. The building was built between 1894-1896 and was subsequently divided up and turned into flats in the 1970's. Associated alterations to the floorplans and roof elevations have occurred within this time period, including the erection of dormers to the north, east and west elevations.

Listed building consent is sought for the repair and replacement of the roof tiles, replacement of the existing bituminous felt covered roof dormers and attic/roof level insulation to be installed.

The applicant has proposed reusing roof and ridge tiles which are in good repair and there would be no change to the roof height. The internal insulation would be hidden within the roof and the felt would be replaced with like for like materials, along with any additional tiles which would be required. Scaffolding would be erected in a manor to minimise anchors into the masonry.

No objection is raised by the Council's conservation officer given the materials used and the manor of repair proposed. As such the replacement is not considered to be detrimental to the character of the building or that of the wider conservation area.

The Hampstead CAAC and Hampstead Neighbourhood Forum were consulted and raised no objections.

Special attention has been paid 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. 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.
- 3 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.
- 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](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



Daniel Pope  
Chief Planning Officer