

Application ref: 2023/5376/L
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PMP
Suite 602, Sunlight House
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
23 & 24 Hampstead High Street
London
Camden
NW3 1QA

Proposal:
Internal alterations proposed to the combined retail unit, including installation of partitioning, wall linings, lighting and repair and redecoration works. Externally the two shopfronts would have minor repairs and redecoration including repainting and the installation of new fascia level signage.

Drawing Nos: Location Plan; Design & Access and Heritage Statement; 001_Existing Floorplan; 002_Existing Facade Elevation; 100_Proposed Floorplan; 200_Proposed Facade Elevation_Rev.C; Proposed Finishes Schedule

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:

Location Plan; Design & Access and Heritage Statement; 001_Existing Floorplan; 002_Existing Facade Elevation; 100_Proposed Floorplan; 200_Proposed Facade Elevation_Rev.C; Proposed Finishes Schedule

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 subject buildings at 23 and 24 Hampstead High Street are each Grade II Listed on the National Heritage List for England (1378682 - No. 23, 1378684 - No. 24) and are located in the Hampstead Conservation Area. No. 23 dates from the late 17th century with a later 19th century shopfront and upper floors that were re-fronted in the 20th century with an exposed timber frame and part gabled roof form. The shopfront has corinthian headed columns with carved console brackets, moulded architraves over the fascia board, and the two shop windows have flattened arched heads. No. 24 likely also has a 17th century core that was refaced with stock brick in the early 19th century. The shopfront has a projecting window divided into five vertical sections with semi-elliptical arched top panes and boxed-out fascia with concave ends and projecting cornice. The three doorways also feature semi-elliptical heads to fanlights and stone steps. Both properties have basements with pavements lights.

In 2008 consent was granted (2008/2515/L) to internally link the ground floor retail units at the rear of the shops, however from the street the buildings still present as two separate properties.

The proposed works relate to an internal fit of the combined ground floor and basement retail unit and redecoration works to the two shopfronts - including repainting and installation of signage associated with the new occupiers (Russell & Bromley).

While the two original shopfronts remain intact, the interiors of the retail units have been largely modified such that little of the original planform and fabric remains. The internal works entail no structural alterations, and proposed retention of the timber floors will serve to maintain the surviving traditional character of the shops.

The shopfronts - including glazing, window frames, doors, fascias, and decorative timber features are to be retained and repaired where required, to match the existing finishes and materials. The two units would be painted different colours (No. 24 - off-white, No. 23 dark blue/grey) so that a clear delineation between the two separate listed buildings is retained. The existing awning at No. 23 is to be made good, reinstating a traditional feature and enhancing the historic shopfronts façade.

New Russell & Bromley signage will be applied at fascia level and be non-illuminated polished brass metal pin and plated lettering (148mm x 1340mm), which is considered to be appropriately located, dimensioned and of a high-quality materiality. It will align with the previous condition and surrounding context.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses.

- 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 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) 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer