

Application ref: 2024/0652/L  
Contact: Fast Track GG  
Tel: 020 7974  
Email:  
Date: 2 April 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Uvadesign Ltd  
88 Peterborough Road  
Studio 10C  
London  
SW6 3HH

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**3 Hampstead Hill Gardens  
London  
NW3 2PH**

Proposal:

Amendment of windows and door panes to outbuilding.

Drawing Nos: MAP01 Rev 01; MAP02 Rev 01; EX01 Rev 01; EX02; Basement PR01 Rev 01; Ground floor PR01 Rev 02; Mezzanine plan PR01 Rev 02; Roof plan PR01 Rev 01; Proposed & existing south elevations PR01 Rev 02; Elevations and sections: 2 West Elevation PR01 Rev 02; Elevations & sections: 2 Section S1 PR01 Rev 02; Elevations & sections: 1 Section S2 PR01 Rev 02; PR02 Rev 01; Planning Statement; Heritage Statement; Design & Access Statement; Basement Impact Assessment (ref JER 8872) dated January 2021 by RPS; Construction Method Statement (Rev A) dated February 2021 by Evolve Consulting & Civil Engineers; Construction Method Statement (Rev B) dated May 2021 by Evolve Consulting & Civil Engineers; Arboricultural Impact Assessment (ref HWA10545\_APIII); Basement Impact Assessment Audit Rev F1 December 2021.

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: MAP01 Rev 01; MAP02 Rev 01; EX01 Rev 01; EX02; Basement PR01 Rev 01; Ground floor PR01 Rev 02; Mezzanine plan PR01 Rev 02; Roof plan PR01 Rev 01; Proposed & existing south elevations PR01 Rev 02; Elevations and sections: 2 West Elevation PR01 Rev 02; Elevations & sections: 2 Section S1 PR01 Rev 02; Elevations & sections: 1 Section S2 PR01 Rev 02; PR02 Rev 01; Planning Statement; Heritage Statement; Design & Access Statement; Basement Impact Assessment (ref JER 8872) dated January 2021 by RPS; Construction Method Statement (Rev A) dated February 2021 by Evolve Consulting & Civil Engineers; Construction Method Statement (Rev B) dated May 2021 by Evolve Consulting & Civil Engineers; Arboricultural Impact Assessment (ref HWA10545\_APIII); Basement Impact Assessment Audit Rev F1 December 2021.

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 property, a grade II Listed Building, is located in Hampstead Conservation Area.

Planning permission and Listed Building Consent (2021/1335/P and 2021/2249/L) were granted on 28th September 2022 and 11th September 2023 for the "erection of replacement single storey outbuilding in rear garden including excavation of basement beneath". This application seeks approval to amend the windows and doors panes to the outbuilding.

A non-material amendment to planning permission 2021/1335/P was also submitted.

The principal of the building has already been assessed as part of 2021/2249/L and considered deemed acceptable. The only difference in this application is a slight alteration to the fenestration. The proposed amendments alter the design of the fenestration from three windows to four smaller windows on the ground

and at mezzanine level on the South elevation. On the West elevation, the window at ground level would also be altered from three to six panes and the door would be lower in height. The fenestration now proposed is considered to be appropriate for the outbuilding and the setting of the listed building.

The proposed work is considered acceptable and not to impact on the significance of the building.

The application has been advertised in the press and by means of a site notice.

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 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



Daniel Pope  
Chief Planning Officer