

Application ref: 2024/0861/L
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Date: 8 April 2024

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The Heritage Practice Ltd.
10 Bloomsbury Way
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
43 Downshire Hill
London
NW3 1NU

Proposal:

Minor internal and external works including replacement casement window, repositioning a staircase, new bathrooms, reinstalling former chimney breast & fireplace, and internal wall insulation along with associated alterations (See also planning application 2023/5252/P)

Drawing Nos: PL/EX: 1 C, EX 2 C, EX 3 C, EX 4 C, EX 5 C, EX 6 C, EX 7 C, EX 8 C, EX 9 C, EX 10 C, EX 11 C; PL/PR: 1 D, 2 D, 3 D, 4 D, 5 D, 6 D, 7 D, 8 D, 9 D, 10 D, 11 D; PD: 1 A, 2 A, 3 A; DT-STAIR.02: C, 1C, 2C, 3C, 4C, 5C, 6C, 7C, 8C, 9C; Thermablok-Aerogel-ThermaSlim-Internal-Wall-Insulation; Design, Access and Heritage Appraisal (The Heritage Practice - december 2023); CARE Engineer Structural Assessment Report; OS Map

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 documents and drawings:

Drawing Nos: PL/EX: 1 C, EX 2 C, EX 3 C, EX 4 C, EX 5 C, EX 6 C, EX 7 C, EX 8 C, EX 9 C, EX 10 C, EX 11 C; PL/PR: 1 D, 2 D, 3 D, 4 D, 5 D, 6 D, 7 D, 8 D, 9 D, 10 D, 11 D; PD: 1 A, 2 A, 3 A; DT-STAIR.02: C, 1C, 2C, 3C, 4C, 5C, 6C, 7C, 8C, 9C; Thermablok-Aerogel-ThermaSlim-Internal-Wall-Insulation; Design, Access and Heritage Appraisal (The Heritage Practice - december 2023); CARE Engineer Structural Assessment Report; OS Map
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 proposals mainly relate to minor internal works to the building layout, concentrated in the remodelled rear outrigger. The secondary staircase, added to the building in the early 20th century, will be repositioned. Internal wall insulation is proposed to the front facade of the house and the western wall of the rear outrigger. An existing casement window on the side elevation of the rear outrigger, at second floor level, is to be replaced with a replacement casement window.

Within the envelope of the house the beneficial reinstatement of the chimney breast and fire surrounds at ground and first floors are supported.

The proposal to relocated the secondary staircase, with repairs undertaken, would not significantly affect the special architectural and historic merits of the Grade II listed host building.

Works on the first floor and the introduction of internal insulation (floor and walls) would also not compromise the heritage merits of the listed building.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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 2023.

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