

Application ref: 2023/5202/L
Contact: Obote Hope
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Date: 4 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
www.camden.gov.uk/planning

TG Studio
91A - 91B Heath Street
London
NW3 6SS

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Gainsborough Gardens
London
NW3 1BJ

Proposal:

Internal and external alterations including erection of a garden room in the rear garden, new bin store to the front elevation, retrofitting of all existing original window frames with new glazing system, external restoration works; repointing of the entire building with mortar and installing electric underfloor heating system throughout the building.

Drawing Nos: EX-100 REVA; EX-230 REVA; EX-231; EX-232; EX-233; EX-234; EX-235; EX-236 REVA; EX-237 REVA; PR-300 REVB; PR-301; PR-302 REVA; PR-303 REVA; PR-340; PR-341; PR-342 REVA; PR-341; P-342 REVC; P-350 REVA; PR-400 REVA; PR-401 REVA; PR-402 REVA; PR-403 REVA; PR-420 REVA; PR-421 REVA; PR-550 REVA; PR-551 REVA; PR-552; PR-600; PR-601; PR-602; PR-603; Hot, cold water and waste pipe runs; Design and Access Statement by TG STUDIO dated 09.02.2024 and Maintenance Regime for green roof.

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: EX-100 REVA; EX-230 REVA; EX-231; EX-232; EX-233; EX-234; EX-235; EX-236 REVA; EX-237 REVA; PR-300 REVB; PR-301; PR-302 REVA; PR-303 REVA; PR-340; PR-341; PR-342 REVA; PR-341; P-342 REVC; P-350 REVA; PR-400 REVA; PR-401 REVA; PR-402 REVA; PR-403 REVA; PR-420 REVA; PR-421 REVA; PR-550 REVA; PR-551 REVA; PR-552; PR-600; PR-601; PR-602; PR-603; Hot, cold water and waste pipe runs; Design and Access Statement by TG STUDIO dated 09.02.2024 and Maintenance Regime for green roof.

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 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 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 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 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.
- 2 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.
- 3 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