

Application ref: 2024/0216/L
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Jonathan Tuckey Design
58 Milson Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
44 Downshire Hill
London
NW3 1NU

Proposal: Demolition of existing single-storey extension and stairs to rear and erection of replacement rear extension with roof terrace and green roof. New window, replacement of existing door to the front and installation of solar panels to roof. Various internal works including joinery alterations and lowering of internal floor level

Drawing Nos:

Drawings: JTD_0293_02_001; JTD_0293_02_100 Rev A; JTD_0293_02_101 Rev A;
JTD_0293_02_102 Rev A; JTD_0293_02_103 Rev A; JTD_0293_02_104 Rev A;
JTD_0293_02_200; JTD_0293_02_201 Rev A; JTD_0293_02_202 Rev A;
JTD_0293_02_210 Rev A; JTD_0293_02_211 Rev A; JTD_0293_02_212;
JTD_0293_02_300; JTD_0293_02_301.

Supporting documents: Design and Access Statement (prepared by Jonathan Tuckey Designs, dated November 2023); Heritage Statement (prepared by The Heritage Practice, dated November 2023); Basement Screening Assessment (prepared by Maund Geo-consulting, dated November 2023); Heritage Clarifications - Second Floor Landing and Reduce Extension Depth.

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:

JTD_0293_02_001; JTD_0293_02_100 Rev A; JTD_0293_02_101 Rev A; JTD_0293_02_102 Rev A; JTD_0293_02_103 Rev A; JTD_0293_02_104 Rev A; JTD_0293_02_200; JTD_0293_02_201 Rev A; JTD_0293_02_202 Rev A; JTD_0293_02_210 Rev A; JTD_0293_02_211 Rev A; JTD_0293_02_212; JTD_0293_02_300; JTD_0293_02_301.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The application site is a Grade II listed house located within the Hampstead Conservation Area, dating from the early 19th century. The proposal involves both internal and external works to the property, with the elements that require planning permission dealt with by an associated application, ref. 2023/5059/P.

Listed building consent is sought for various internal and external alterations to the property. One of the most significant changes is the replacement of the existing single storey rear extension. The rear elevation historically featured a closet wing, which has since been replaced by a more modern extension, and as such the replacement extension would not be impairing a historically flat-backed building line. The extension would be accessed through an opening that uses the existing width of the rear window opening, for which the window frame is not historic, and the internal volume of the extension would be subservient to the historic volumes of the rooms it adjoins. As such, the proposed rear extension would not involve the loss of historic material and

would maintain the hierarchy of spaces that contribute to the building's special architectural and historic interest, and so would be acceptable.

The other external works involve the replacement of one existing rooflight with two new rooflights and the installation of solar panels to the butterfly roofs. Neither of these changes would be considered harmful to the host building, and would be acceptable. It was originally proposed to install a new window to the side elevation that would be publicly visible, as well as cause harm to the listed building and its evidential value, but this element was removed following officer comments. As such, the proposed external works are acceptable and would not harm the significance of the listed building and its contribution to the character and appearance of the conservation area.

Internally, it is proposed to reduce the floor level of the front part of the lower ground level, specifically the hallway and the area beneath the main front entrance steps in order to match the main rooms. The floor of the main rooms was previously dropped in 2016, following the grant of listed building consent. The lower ground floor slab is modern and there is no historic skirting, so this would be acceptable given that no historic fabric would be removed, consent for lowering the floor in other parts of this level has already been granted, and the floor to ceiling heights remain subservient to the principal floors.

On the first floor, it is proposed to reuse the bathroom door and architrave on the landing, which would be acceptable. The width of the opening between the front and rear bedrooms at this level was originally too large, however the design has been amended following officer comments, and would now feature a single leaf jib door; this would be more appropriate in the context of the first floor, as this was never a principle door so a smaller jib door such as this would be a more sympathetic method of creating an opening. In the absence of evidence to the contrary, the chimneypiece surround in the rear first floor bedroom is assumed to be historic and so the proposed retention is supported.

The landing floor appears to be original, so would be retained. Part of the wall at the landing level would be chamfered on the turn of the stairs, which would result in the loss of some historic fabric. However, this alteration is very minimal in quantity and would not affect the structural integrity of the wall. The resultant chamfer is a detail typically found on historic staircases on ancillary flights, and is not considered to harm the significance of the listed building.

- 2 The remainder of the internal works chiefly relate to the introduction and relocation of services, works relating to general refurbishment, and redecoration. These do not involve the loss of historic fabric and chiefly reconfigure fabric and areas where alteration has already occurred. Their impact on significance is therefore considered to be neutral.

One objection was received prior to making this decision, but this related primarily to the amenity impacts of the rear extension, and the associated application ref.2023/5059/P responds to the concerns raised. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving 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 by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer