

Application ref: 2023/4858/L  
Contact: Alex Bushell  
Tel: 020 7974 2661  
Email: Alex.Bushell@camden.gov.uk  
Date: 1 May 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)

Mr Chris Fidler  
65 High Street  
KINGS LANGLEY  
WD4 9HU

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**6 Gainsborough Gardens  
London  
NW3 1BJ**

Proposal:

The Installation of timber railings and stair to rear elevation

Drawing Nos:

430409 SP01, 430409 BP01, 430409 EX01 RevA, 430409 EX02, 430409 P01 RevB,  
430409 P04, 430409 P05.

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:

430409 SP01, 430409 BP01, 430409 EX01 RevA, 430409 EX02, 430409 P01 RevB, 430409 P04, 430409 P05.

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 The timber railings and stair hereby permitted shall be painted white and thereafter be retained in the approved form.

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 DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 The application proposes timber railings surrounding the flat roof of a rear projection and a stair in the same material to the rear garden. It was amended during the course of the application from metal to reclaimed timber at the applicant's behest. There is an existing door opening onto the roof area and no other alteration to the building is proposed.

The house is grade II listed and is within the Hampstead Conservation Area. There were railings and a terrace in this location previously and the style of railing matches other timber details on the building, which are painted white. Subject to the attached condition controlling paint finish, the alterations would preserve both the historic significance of the listed building and the character and appearance of the conservation area.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest, under sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

No overlooking would result as a result of the use of the rear flat roof or proposed stair due to the orientation of the dwelling and the existing boundary screening and therefore there would be no material harm to neighbouring occupiers.

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.

The proposed works are in general accordance with policies, D1, D2, and A1 of the Camden Local Plan 2017, DH1 and 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 2024.

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