

Application ref: 2023/5359/L
Contact: Alan Wito
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Date: 29 April 2024

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James Lambert Architects Ltd.
Kingsway Place
50 Sans Walk
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**39 Downshire Hill
London
NW3 1NU**

Proposal:

Details to discharge Condition 3 (Materials Details) of planning reference 2022/4161/L dated 14/12/2022 for 'Proposed demolition and rebuilding of existing non-original rear conservatory extension; lowering floor level of the rear portion of lower ground floor; lowering the sill of two non-original window openings at rear; creation of a new door opening at original side wall; and associated internal works to the non-original side annex'. Drawing Nos: 39DH CD0.1; 39DH CD0.2;

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for approving condition:

The building forms part of a semi detached pair of early 19th century houses listed at grade II. The building is of special interest for being a well preserved

example of a residential property from this period, as well as for its wider townscape value with the other properties on Downshire Hill.

Condition 3 of the consent required the submission of detailed drawings for the following:

- a) Detailed drawings of the proposed conservatory at 1:20 with typical structural and framing details at 1:2.

The proposed conservatory replaced one of an almost identical size and form and was only approved on the grounds that it would have a similar impact than the previous structure. The submitted details show that the conservatory would be similarly glazed with thin framing, which maximises the transparency of the structure.

The proposed details meet the requirements of the condition and will ensure that the special interest of the listed building is preserved.

The application was advertised by means of a site notice, press notice and the local CAAC was notified. No responses have been received.

The site's planning history was taken into account when arriving at 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 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 You are advised that all conditions relating to listed building consent granted on 14/12/22 (ref: 2022/4161/L) which need details to be submitted, have been approved.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer