

Application ref: 2024/1313/L
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Date: 6 June 2024

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Architecture for London
3-5
Bleeding Heart Yard
London
EC1N 8SJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**3 Gainsborough Gardens
London
Camden
NW3 1BJ**

Proposal:

The existing roof and facade tiling to be replaced like for like and to match the existing.

Drawing Nos: GA104 revA PROPOSED ROOF PLAN, GA120 revA PROPOSED FRONT ELEVATION, GA121 revA PROPOSED REAR ELEVATION, GA122 revA PROPOSED SIDE ELEVATION

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:

GA104 revA PROPOSED ROOF PLAN, GA120 revA PROPOSED FRONT ELEVATION, GA121 revA PROPOSED REAR ELEVATION, GA122 revA PROPOSED SIDE ELEVATION

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.

- 4 Before the relevant part of the work is begun, samples of tile and slate shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-II-listed semi-detached Arts & Crafts house of 1884 that makes a positive contribution to the Hampstead Conservation Area.

The applicant wishes to overhaul the roof. To this end, she will remove and set aside all the existing tiles and slates, consolidate them and reuse as many as possible. If necessary, like-for-like replacements will be used on non-visible slopes, the exact tile to be agreed by condition.

The outcome will be a like-for-like repair with a modest amount of new tiling concealed on internal slopes.

There is complexity with regards to hung slates on the façade which have not just been painted but are apparently glued to the wall. As many of these as can be salvaged will be and attempts will be made to remove the paint and glue.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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. The proposed development also accords with the London Plan 2021.

- 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 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 blue rectangular background.

Daniel Pope
Chief Planning Officer