

Application ref: 2024/0021/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
Date: 7 June 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

Opsis Design
18, 71H Drayton Park
London
N5 1DU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**9 The Mount Square
London
Camden
NW3 6SY**

Proposal:

Replacement of existing timber joinery with double glazed units.

Drawing Nos: Design and Access Statement; 9 The Mount Square_Heritage Statement; 9 The Mount Square_Cover Letter 05.06.24; Existing Plans_EX-01; Existing Elevations_EX-02, 03; Proposed Plans and Elevations_PR-01B, 02B, 03B; Proposed Window Details_PR-04-12A

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:

Design and Access Statement; 9 The Mount Square_Heritage Statement; 9 The Mount Square_Cover Letter 05.06.24; Existing Plans_EX-01; Existing Elevations_EX-02, 03; Proposed Plans and Elevations_PR-01B, 02B, 03B; Proposed Window Details_PR-04-12A

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.

Informative(s):

- 1 The application building, New Grove House, is Grade II on the National Heritage List for England (No. 1378660) and is located in the Hampstead Conservation Area. The building was constructed c.1800 then remodelled in a Tudor style with rear additions c.1840. It has asymmetrical frontages in yellow stock brick with stone and red brick dressings. In 1987 the building was internally divided into three maisonette flats. The subject application works relate to the Lower Ground floor and Basement level flat in the c.1840 rear addition that is accessed via The Mount Square.

The proposal has been revised during the course of the application to omit and amend parts of the scheme to better preserve the special interest of the Grade II Listed Building. This included omitting the proposed alteration of the Lower Ground Floor joinery units (1, 2, 3, 4, 6), and reducing the dimensions of the double glazing. The proposed scope of works is now limited to the replacement of the three Basement joinery units and Lower Ground Floor conservatory (5, 7, 8, 9) with slimline timber framed double glazed units with matching fenestration patterns.

The joinery units proposed to be replaced are located within the Basement level lightwells (7, 8, 9) with limited/no public visibility, and the LGF conservatory (5) is clearly discernible as a non-historic feature. New units would be slimline, and have like-for-like fenestration patterns with structural glazing bars. Given their location and matching detail, the replacement of the subject units would therefore not adversely affect the visual appearance or uniformity across the exterior elevations of New Grove House.

Units (5, 7, 8, 9) to be replaced are modern and date from 1987, and the new joinery would be fitted into the existing openings. The alterations would therefore not result in the loss of any historic fabric.

The proposal would therefore maintain character and appearance of the

Hampstead Conservation Area, and adequately preserve the special architectural and historic interest of the listed building.

The application has been advertised in the press and by site notice whereby there were no consultation responses.

- 2 The site's planning history has been taken into account when making 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 policies D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with 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



Daniel Pope
Chief Planning Officer