

Application ref: 2023/4964/P
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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

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 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.

With no alterations posed to the fenestration, scale or number of openings, the effects on neighbour amenity would remain unchanged with no introduced new sightlines.

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 also been attached to the desirability of preserving the setting, character and appearance of the Conservation Area and special interest of the Listed Building, under s.66 and 72 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer