

Application ref: 2024/2491/L  
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Date: 7 August 2024

**Development Management**  
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Mrs Helen Davies-Pye  
Meelin House  
Unit 2 Pavilion Business Centre  
6 Kinetic Crescent  
Enfield  
EN3 7FJ  
UK

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**5 Holly Mount  
London  
Camden  
NW3 6SG**

Proposal:

Modifications to sewerage plumbing and installation of new manhole.

Drawing Nos: Location plan, structural report D1, structural report D2, heritage impact assessment, 23M19-20002 P01, structural calculations, JBR MWP 00 XX DR C 1001 C03, JBR MWP 00 XX DR C 1002 C03, JBR MWP 00 XX DR C 1003 C02, JBR MWP 00 XX DR C 1004 C01, JBR MWP 00 XX DR C 1003 C01

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:

Location plan, structural report D1, structural report D2, heritage impact assessment, 23M19-20002 P01, structural calculations, JBR MWP 00 XX DR C 1001 C03, JBR MWP 00 XX DR C 1002 C03, JBR MWP 00 XX DR C 1003 C02, JBR MWP 00 XX DR C 1004 C01, JBR MWP 00 XX DR C 1003 C01

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, a sample of any new flooring, 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is the basement of a mid-18th-century four-storey terraced house making a positive contribution to the Hampstead Conservation Area.

Following a sewer collapse and flood, the water board wishes to dig up underground services to carry out repairs. Owing to the narrowness of the road (meaning that neighbours would have to be decanted for the duration of works) and other services passing above the sewer, it is deemed necessary to do the works by digging a vertical 3.8m pit in the basement of the listed building and then striking out horizontally under the carriageway. The existing inspection chamber manhole, which is in the area, will be abandoned and a new manhole will be positioned in the basement floor, above an inspection chamber.

The floor of the cellar appears to be comprised of modern flagstones over concrete. It is envisaged that these will be carefully lifted and re-laid. Should the existing floor be unable to be re-laid, its replacement will need to be approved by condition. The pit and tunnel would be filled in after the works. No other works are proposed to the interior and exterior of the house.

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. GLASS has declined to comment. 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