

Application ref: 2024/2232/L
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Mr Tim Watson
Meadowside
62 Anchor Street
Norwich
NR12 7AQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11 Holly Mount
London
NW3 6SG

Proposal:
Replacement of existing first-floor south-west timber sash window with matching unit.

Drawing Nos:
365-01 rev A, 365-02 rev B, Location Plan, Design & Access Statement

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:

365-01 rev A, 365-02 rev B, Location Plan, Design & Access Statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed works comprise the replacement of an existing window to the rear elevation. The existing window is in the style of the original; however, an inspection revealed that it is not historic and likely of 20th century construction and in poor condition. The replacement window is identical as existing, but with slimline double glazing which maintains the same dimension and integral glazing bars. No historic fabric will be affected or harmed. Overall, the works are considered minor and acceptable on design and heritage grounds and will preserve the character of the listed buildings as well as the wider Hampstead Conservation Area.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposed development is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer