

Application ref: 2024/2589/L
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Roberts & Treguer
24-28 Toynbee Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
20 Church Row
London
NW3 6UP

Proposal: Erection of single storey rear extension at lower ground floor, replacement of windows throughout the building, and installation of stairs to front lightwell. Erection of outbuilding to rear garden. Internal alterations including reconfiguration of lower ground floor.

Drawing Nos: Design and Access Statement (prepared by Roberts & Treguer, dated June 2024); Listed Building Method Statement (prepared by Roberts & Treguer, dated June 2024); Clarification note on Historic Appraisal (prepared by Roberts & Treguer, dated 05/08/2024); EX 00; EX 01 Rev 02; EX 02 Rev 02; EX 03 Rev 02; EX 04 Rev 02; EX 05 Rev 02; P 01 Rev 04; P 02 Rev 04; P 03 Rev 04; P 04 Rev 04; P 05 Rev 05; P 06 Rev 01.

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 (prepared by Roberts & Treguer, dated June 2024); Listed Building Method Statement (prepared by Roberts & Treguer, dated June 2024); Clarification note on Historic Appraisal (prepared by Roberts & Treguer, dated 05/08/2024); EX 00; EX 01 Rev 02; EX 02 Rev 02; EX 03 Rev 02; EX 04 Rev 02; EX 05 Rev 02; P 01 Rev 04; P 02 Rev 04; P 03 Rev 04; P 04 Rev 04; P 05 Rev 05; P 06 Rev 01.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation, and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation, and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

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.

- 5 Any historic doorways that are not to be used for active access are to be retained and fixed closed.

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 application site is a Grade II* listed house located on the south side of Church Row, within the Hampstead Conservation Area. The house was built in the early 18th century and is located mid-terrace, with three storeys and attic and basement levels. The property has been subject to a range of 20th century

interventions that have resulted in the modification of the original planform.

Listed building consent is sought for a number of external and internal works, including alterations to the front lightwell, the erection of a rear extension, the erection of an outbuilding to the rear garden, and the refurbishment of the interior, including reconfiguration of the lower ground level. These works are also covered by an associated application for planning permission, ref. 2024/2483/P.

The proposed works to the front lightwell would consist of the removal of the non-original concrete bin store, to be replaced with a new metal stair leading down to lower ground level from the street. This would match those at neighbouring properties and would not involve the loss of historic fabric, and is therefore supported. The restoration and replacement of existing windows to both the front and rear elevations is also supported, as all replacements would be timber sash and would only be sought where restoration is not possible due to damage. The existing openings would be maintained, with the exception of those to the rear closet wing, where the openings would be widened slightly. This would not materially impact the appearance of the building nor harm its significance, and as such is acceptable.

The rear single storey extension would be flush with the rear elevation of the existing closet wing, so would not impair a historically flat-backed building line. It would be accessed from lower ground level, which is proposed to be reorganised to facilitate the use of the rooms as a kitchen/dining room. A non-original uPVC window to the rear elevation and non-original external concrete stairs would be removed to accommodate the location of the new extension, and the volume of the extension would be subservient to the volumes of the rooms it adjoins. As such, the extension is not considered to result in harm to the significance of the building given the previous changes to the rear elevation and the enhancement of the lower ground floor interior.

The outbuilding to the rear garden would be modest in size and traditional in design; it would primarily be constructed of timber with an approximate internal floorspace of 10 sqm. The outbuilding would be situated to the far end of the garden, some distance from the main dwellinghouse. As such, it would retain a sizeable garden and a subordinate relationship with the host property, and the materiality would be appropriate for the context of the listed building and the wider Conservation Area. As such, the design, scale, siting, and materials of the proposed outbuilding would not harm the special interest of the listed building.

2 Reasons for granting listed building consent (continued):

Internally, it is proposed to make alterations to restore and refurbish the property, primarily situated at lower ground level, where the room hierarchy would be reordered to remove a bedroom and create a larger connected kitchen and dining room. There is evidence that the existing wall dividing this floor into front and back rooms has been altered, and the current layout cannot be assumed to be the historic arrangement. Therefore, although a limited amount of historic fabric would be lost by the reconfiguration into a connected kitchen and dining room, it is considered that the new arrangement would more

closely match an expected typical layout for a floor at this level of a building of this age (with two rooms on each floor), and so the alterations would be to the overall benefit of the property. Elsewhere, original features would be reinstated or restored where they have been damaged or removed (such as chimney pieces, cornices, and flooring), and features such as the existing staircase, original floor coverings, and fireplaces would be repaired, refurbished, and restored where necessary. Any historic doorways that are not to be used for active access (such as the doorway between the hallway and rear room at second floor level) should be retained and fixed closed, thus retained a record of the historic footfall within the property; this is secured by condition. In summary, the proposed internal works would not harm the significance of the listed building nor result in the unacceptable loss of historic fabric, and so would be supported.

The proposal would enhance the character and appearance of the conservation area overall. It would also enhance the special architectural or historic interest of the listed building. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

No objections were received prior to coming to this decision. The application site's planning history has been taken into account when coming to this decision.

As such, the proposal 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.

- 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 2023.

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 faint, light blue circular official stamp.

Daniel Pope
Chief Planning Officer