

Application ref: 2024/2391/P
Contact: John Nicholls
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Date: 13 September 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

Paul Archer Design
D204 Lana House
116 Commercial Street
London
E1 6NF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted and Warning of Enforcement Action

Address:
15 Downshire Hill
London
NW3 1NR

Proposal:
Replacement of roof slates to the main roof.
Drawing Nos: Prefix 957.000; 001; 101; 102; 103; 104A; 105A; 106A; 107A; 108A;
109A; 110A; 111; 112; 113; 114A; 115A; 116A; 117A; 118A; 119A; 120A; 121A, 123
and lime render specification prepared by Paul Archer Design dated Sept 2024

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: Prefix 957.000; 001; 101; 102; 103; 104A; 105A; 106A; 107A; 108A; 109A; 110A; 111; 112; 113; 114A; 115A; 116A; 117A;

118A; 119A; 120A; 121A, 123 and lime render specification prepared by Paul Archer Design dated Sept 2024

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 Reasons for granting permission

The site is a Grade II listed single family dwelling over three storeys located on the northern side of Downshire Hill. The site is located in the Hampstead Conservation Area.

The works consist of replacing the roof slates on the main roof. An associated listed building application (ref 2024/2389/L) has been submitted for these works as well as the replacement of the soffit boards and broken guttering and rainwater goods. The rest of the works proposed seek to patch repair render which has cracked largely on the front elevation and chimney and adding ties into cracks which have opened up on the rear elevation.

Works had been carried out to the roof and some render repairs had taken place to address water ingress causing damage to the roof. Unfortunately, these works were undertaken without planning permission, and the current submission seeks to correct the works which had taken place which the Council had issue with.

At roof level, eternit synthetic slates had been fitted where broken and leaking original Welsh slates had been removed, and these are proposed to be replaced with new Welsh slates. Replacement natural Welsh roof slates have been proposed, but the details are yet to be provided, and are subject to a separate condition on the listed building consent. In order to ensure that the unauthorised synthetic roof slates are removed, an informative is attached requiring them to be removed and the replacement Welsh slates to be installed within 3 months of the date of this decision.

The Council's Conservation Officer has reviewed the revised proposal, and has raised no objections. The application site's planning history has been taken into account when coming to this decision.

There are no amenity issues raised in relation to the proposals. One objection has been received prior to making this decision, which relates to the poor quality materials and workmanship as well as loss of important historic fabric and the loss of delicate detailing which has impacted the building. The proposal

being assessed now rectifies the concerns raised within the objection in relation to the workmanship and quality of materials used to repair the building. It is unfortunate that historic material may have been removed from the property as part of these repairs, but without a full assessment of the historic character and materials being made prior to the works being undertaken, it is not clear if this was actually the case.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 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).
- 3 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.
- 4 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.

5 ENFORCEMENT ACTION TO BE TAKEN

Please note that unauthorised external works have already been carried out at the property. Unless the approved works are carried out within 3 months of the date of this permission, the Council may take enforcement action to ensure the reinstatement works and works of making good are carried out. An

enforcement case will be opened to follow up on this consent and to ensure this is complied with.

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:

<https://www.gov.uk/appeal-householder-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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer