

Application ref: 2024/3294/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 20 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Heritage Information Ltd  
87 East Sheen Avenue  
London  
SW14 8AX  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**15 Flat 1st And 2nd Floor  
Church Row  
London  
Camden  
NW3 6UP**

Proposal:

Internal alterations and external alterations to rear roof slope and roof terrace.  
Drawing Nos: PL01002 PL1, PL01005 PL2, PL01003 PL2, PL01004 PL2, PL01006  
PL2, PL05002 PL2, PL05001 PL2, PL02004 PL1, PL02002 PL1, PL02001 PL1,  
PL02005 PL1, PL02003 PL1

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:

PL01002 PL1, PL01005 PL2, PL01003 PL2, PL01004 PL2, PL01006 PL2, PL05002 PL2, PL05001 PL2, PL02004 PL1, PL02002 PL1, PL02001 PL1, PL02005 PL1, PL02003 PL1

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.

Informative(s):

- 1 The site is a grade-II-listed neo-Georgian house of 1924 making a positive contribution to the Hampstead Conservation Area. It has been converted into two flats, the application site occupying the first floor and the loft.

The proposal was subject to pre-app advice (2024/1216/PRE) which has been largely incorporated.

At first-floor level, the applicant wishes to alter previously altered partitions, as well as modify openings. Two non-original daises beside windows in the rear are to be removed. An additional bathroom will be installed in a room that is currently a kitchen.

At second-floor level, an existing inset dormer is to be replaced with a dormer of traditional form. After negotiation, this has been reduced in scale to something more akin to the original form. The terrace deck will be lowered and a handrail installed. Cabinets will be removed, along with some partitions, and a kitchen installed.

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.

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 the National Planning Policy Framework.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer