

Application ref: 2024/2611/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

WAC Arts College
213 Haverstock Hill
London
NW3 4QP

Proposal:

External alterations for installation of solar panels and guard rail to roof of the Art Block.
Drawing Nos: Design and Access Statement June 2024; Design and Heritage Statement June 2024; (WAC/3) 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016

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 June 2024; Design and Heritage Statement June 2024; (WAC/3) 001, 002, 003, 004, 005, 006,

007, 008, 009, 010, 011, 012, 013, 014, 015, 016

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 Reasons for granting Listed Building Consent:

The site houses a community college situated within the former Hampstead Town Hall on the south-east side of Haverstock Hill at the junction with Belsize Avenue. It is Grade II listed and within the Belsize Park Conservation Area. There are two large red brick buildings, Victorian Vestry Hall fronting Haverstock Hill, and an Edwardian building to the rear north-west, viewed from Belsize Avenue. A third building situated to the rear southern section, and linked by an atrium, is a modern building, where the solar panels are proposed.

The installation of solar panels and a guard rail would be added to the flat roof of the building with a modern appearance of no historical significance. Due to the siting, set back, and surrounding roof profiles, the additions would have little visibility being only slightly visible from views with minimal significance. The panels would be sensitively sited and would respect and integrate well with the building in a sympathetic and discreet manner which would preserve the special interest of the Listed building and the character and appearance of the Belsize Park Conservation Area.

Overall, the proposal would preserve the special interest of the listed building. The council has had special regard to the desirability of preserving or enhancing the listed building, its setting, and its features of special architectural or historic interest.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 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 2021.

You can find advice about your rights of appeal at:

Yours faithfully

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

Daniel Pope
Chief Planning Officer