

Application ref: 2024/4052/P  
Contact: Fast Track GG  
Tel: 020 7974 4444  
Email: [Geri.Gohin@Camden.gov.uk](mailto:Geri.Gohin@Camden.gov.uk)  
Date: 19 November 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)

TG Studio  
91A - 91B Heath Street  
London  
NW3 6SS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**51 Downshire Hill**  
**London**  
**NW3 1PA**

#### **Proposal:**

Removal of non-original single glazed windows and replacement with new timber windows and doors on the front, side and rear elevations as well as the replacement of a solid door and glass brick windows with new Crittall windows and doors on the side elevation at lower ground floor.

Drawing Nos: P-100 (Site Location 1:1250); P-100 (Site Plan); P-320; P-321; P-322; P-323; P-350; P-351; P-352; P-400A; P-401; P-402; P-403A; P-420; P-421; P-422; P-423; P-424; P-500; P-501; P-502; Design and Access Statement dated September 2024 (x 56 pages); Heritage Impact Assessment dated September 2024 (x 39 pages).

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: P-100 (Site Location 1:1250); P-100 (Site Plan); P-320; P-321; P-322; P-323; P-350; P-351; P-352; P-400A; P-401; P-402; P-403A; P-420; P-421; P-422; P-423; P-424; P-500; P-501; P-502; Design and Access Statement dated September 2024 (x 56 pages); Heritage Impact Assessment dated September 2024 (x 39 pages).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, 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:

) a photograph and specification of the slate; and

b) a section through the proposed balustrade at 1:20.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 if in CA) of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The property is a 3-storey grade II listed building built mid C19 and located within the Hampstead conservation area. It is one of a pair of terraced houses.

The Hampstead conservation area is characterised by its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air.

Within the appraisal Downshire Hill is described as follows:

"Downshire Hill and the stretch of South End Road that links them were developed in the early 1800s around the elegant chapel of St John's. Most of the houses date from that period, and are listed. They range from tiny cottages

to quite substantial villas of brick or stucco, detached or combined in informal terraces in a variety of classical styles or the Gothic of Nos.7 & 8 Downshire Hill. All are set in spacious front gardens defined by low walls, hedges or railings. These gardens, the numerous mature trees together with quality and variety of the houses give the area a strong identity."

The proposals include the removal of non-original single glazed windows and replacement with new timber windows and doors on the front, side and rear elevations as well as the replacement of a solid door and glass brick windows with new Crittall windows and doors on the side elevation at lower ground floor. Within the scheme, all windows (except the metal windows and doors at lower ground floor) would be re-glazed with mono glazed history glass. This is considered a welcome alteration.

On the rear first floor of the side extension, a boarded over window would be removed and replaced, the window at ground floor level would also be replaced with a window matching the proportion of the upper window and the window on the lower ground floor would be replaced with French timber doors, all with mono glazed Histoglass.

The ground floor and 1st floor would be rendered and the felt roof hiding service shaft would be removed and replaced with slate to match the existing roof.

On the side elevation at lower ground floor, the solid door and brick windows to the extension would be replaced with glazed windows and doors and a non-original casement window would be removed and replaced with a timber sash window and centred to the dormer on the roof. At ground floor level, the railings would be partially removed and a new steel grate created with balustrade in order to create a new area for the bin store. The non-original slate tiles would be replaced with stone paving similar to York stone at lower and ground floor levels.

The rainwater goods would also be rationalised throughout and replaced with cast iron goods.

The application has been advertised in the press and by means of a site notice. The Hampstead CAAC was consulted but did not comment.

The site's planning history has been taken into account when making this decision.

The proposal would not harm the special interest of the listed building, the setting of the wider listed terrace or the character and appearance of Hampstead Conservation Area. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Due to the nature of the proposed works, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

As such, the proposed development is in general accordance with policies A1, D1 and 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 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](http://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.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer