

Application ref: 2024/4345/L  
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Date: 18 December 2024

**Development Management**  
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Charlton Brown Architects  
The Belvedere  
2 Back Lane  
London  
NW3 1HL

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Moreton Lodge**  
**Holly Walk**  
**London**  
**NW3 6RA**

Proposal:  
Demolition of existing modern two-storey rear extension and erection of replacement two-storey rear extension.

Drawing Nos:  
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, Location Plan, Design and Access Statement (prepared by Charlton Brown Architecture, dated June 2024), Heritage Statement (prepared by Heritage Information Ltd., dated June 2024), Stage 1&2 (Screening & Scoping) Basement Impact Assessment Report (prepared by Jomas Associated Ltd., dated 19 September 2024), Structural Planning Report (prepared by Harrison Shortt Structural Engineers Ltd., dated 20 June 2024); Basement Impact Assessment Audit F1 (prepared by Campbell Reith, dated 5 December 2024).

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:

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, Location Plan, Design and Access Statement (prepared by Charlton Brown Architecture, dated June 2024), Heritage Statement (prepared by Heritage Information Ltd., dated June 2024), Stage 1&2 (Screening & Scoping) Basement Impact Assessment Report (prepared by Jomas Associated Ltd., dated 19 September 2024), Structural Planning Report (prepared by Harrison Shortt Structural Engineers Ltd., dated 20 June 2024); Basement Impact Assessment Audit F1 (prepared by Campbell Reith, dated 5 December 2024).

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) Details and specification of the proposed timber cladding including the proposed treatment/finish. Photographs of samples shown in-situ to be provided, or samples inspected on site.

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, Moreton Lodge, is a Grade II listed detached house which makes a positive contribution to the Hampstead Conservation Area. The proposed works have also been assessed under parallel planning application ref. 2024/4333/P.

The proposed works relate to the removal of the existing 1970s conservatory, and its replacement with a contemporary two-storey rear extension. The

existing 1970s extension is not considered to be of any heritage or architectural significance; thus, its removal and replacement is accepted.

The proposed replacement extension would enlarge the existing building footprint further into the garden area; however, the junctions and elevation alignment with the existing building on the north and west façades will be maintained, such that the relationship with the existing external joinery features and materials (pebbledash render and stone base) will not be altered. The enlarged footprint will not significantly encroach into the garden maintaining the verdant setting.

The new extension has been designed as a modern idiom of the current conservatory and would therefore maintain the clear delineation from the historic fabric and form of the main building. The materiality and design of the new structure would be an improvement of the current deteriorating condition and so while its footprint and bulk will be enlarged, these will be balanced by the improved quality of construction. The timber cladding will help the new enlarged built volume to integrate into the garden setting, the details of which will be secured by condition.

The extension would be accessed from the main house through the former billiards room that currently steps up into the conservatory. The new extension would be lowered in depth to allow for additional head height and for the floorplates to align with the main house. The existing timber leadlight double door with fanlight would be removed and reinstated with associated making good of the interior with no internal detailing would be impacted by the works.

Existing exposed pebbledash and stonework would be covered over with new wall linings. Whilst leaving this historic material visible would have maintained a link to the historic character detail of the host building and delineated the external walls, it has been adequately demonstrated that the historic fabric will be protected and retained behind the new studwork.

When considered cumulatively, the proposed development to Moreton House would present with similar impacts in its bulk and massing as compared to the existing condition and improve the general material and design quality of the building. The proposed works will therefore not harm the special architectural or historic interest of the Listed Building.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development 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 2024.

- 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. 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:

<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