

Application ref: 2024/4947/L
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Mr Luca Diomede
45A Broomsleigh. Street
LONDON
NW6 1QQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**38 Hampstead Gates
Flat 7
Ryland Road
London
Camden
NW5 3LN**

Proposal: Internal alterations

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: Site location plan; Design and Heritage Statement; SMSL Calc Report; Drawings Numbered: 240930 P05; 240930 P11 (Rev 2); 240930 P13 (Rev 2); 240930 P06 (Rev 2); 240930 P08 (Rev 2)

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 **Site and Significance**

The site forms the basement flat of a GII listed former school building. The significance of the building as a whole includes its architectural design and materials, planform where relating to C19th school use, its evidential value as a C19th school and its positive townscape value including its positive contribution to the character and appearance of the Inkerman Conservation Area.

Proposed Works

The alterations relate to internal works only. They involve amendments to openings in the structural and non-structural walls within the bathrooms and kitchen. Removal of existing floor and replacing with new floor finishes to all areas. This will including the skirting. Removal of all existing radiators to all areas. Installation of electrical underfloor system to all floor areas. Removal of existing wall and replacing with new wall finishes to both bathrooms. Installation of new lighting within ceilings in both bathroom areas. Removal of curved arch opening from living leading to bedroom area and replacing with a squared off arch opening. General decorating to wall and ceiling areas.

Impact of Proposed Works on Significance

Although the works are extensive in area they relate solely to the basement flat which was substantially altered when the property was converted from educational to residential use. The main evidential value of this flat is the form and proportion of the principal room, which remains unaltered by these proposals.

Where skirting and floor coverings are to be replaced there will be no loss of historic fabric and the proposed replacements match the existing in profile and materials. All openings to be altered post-date the conversion to flats in the C20th.

There is some doubt as to the age of the chimneypiece and therefore the drawings have been amended to ensure its retention.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the

character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

Section 66(1) of the Listed Buildings Act 1990 directs that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses." The works preserve the setting of all neighbouring listed buildings.

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

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 Planning (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 policies D1 and D2 of the Camden Local Plan 2021. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer