

Application ref: 2024/4899/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
Date: 7 January 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Architectural Service
237 BALDRIDGEBURN
DUNFERMLINE
KY12 9EG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
46 Downshire Hill
London
NW3 1NX

Proposal:
Installation of through floor lift

Drawing Nos: DAS and Heritage Statement; Supporting Document for Russell, NW3;
Existing and Proposed_06.11.24; Proposed Lift Details

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:

DAS and Heritage Statement; Supporting Document for Russell, NW3; Existing and Proposed_06.11.24; Proposed Lift Details.

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.

- 4 This consent is personal to the applicants Lady and Sir George Russell, such that the alterations permitted can be retained temporarily for the duration of their occupancy of 46 Downshire Hill. Upon their vacation of the property, the alterations hereby permitted shall be removed within six months and the building be returned to its former condition at the time of this application.

Reason: The type of feature is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its effect on the Listed Building. The permanent retention of the structure would be contrary to the requirements of policy D2 of the London Borough of Camden Local Plan 2017. It is therefore only permitted temporarily and shall be removed in accordance with the Conditions above to safeguard the special architectural and historic interest of the building.

Informative(s):

- 1 Reasons for granting Listed Building Consent:

The application building at 46 Downshire Hill is Grade II Listed on the National Heritage List for England (No. 1067417) and is located within the Hampstead Conservation Area and is in the immediate setting of a number of other listed buildings including the Grade I Listed Church of St John. The early 19th century dwelling is two-stories with a slate hipped roof and is on a prominent corner site at the junction of Downshire Hill and Keats Grove. The building was Listed 14 May 1974 prior to which internal alterations had occurred whereby internal historic fabric was lost and altered - including the addition of plasterboard internal linings and pine floorboards.

The subject application works relate to the installation of a through-floor wheelchair lift to accommodate the reduced accessibility requirements of the current long-term owner-occupiers.

The proposed lift is not a traditionally appropriate for the listed building and would introduce an incongruous feature and alter hierarchy of circulation and planform, posing harm to the dwellings architectural significance and character.

Installation of the proposed lift would require the removal of the floorplate between the ground and first floors. However, the structure would be self-

supporting on an independent metal frame and would not require footing excavations or an overrun. Given the condition of the dwelling there would be potential for only nominal loss of historic fabric and the existing traditional detailing will be retained and unaltered.

The position of the proposed lift against the front elevation adjacent to the joinery would make it partially visible from the public realm. These views though would only be gained from long, angled perspectives when approaching from the east down Keats Grove.

Alternative locations for the lift and the possibility of a stairlift have been explored but would not be functional given the modest proportions of the property and structural constraints, and the proposed location would present with the minimum required structural intervention.

It has been confirmed that the lift feature is substantially reversible and it would be removed and the area reinstated when it is no longer required by the current owner/occupiers.

The harm posed to the listed building is less than substantial and balanced with the benefit of improved universal access which would sustain the dwellings existing viable use as a long-term family residence for the current owner/occupier. As no external alterations are proposed, the character and appearance of the Hampstead Conservation Area and the setting of other surrounding Listed Buildings will be maintained.

- 2 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 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 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.
- 4 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.

- 5 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) 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer