

Application ref: 2024/4780/L  
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Date: 13 January 2025

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58 Milson Road  
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London  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**44 Downshire Hill**  
**London**  
**NW3 1NU**

Proposal: Alterations to footprint of rear extension as consented under planning permission 2023/5059/P dated 16/04/2024, in order to integrate extension with non-original boundary wall.

Drawing Nos: Rear Garden Low Wall RevA 04/11/24 DS/ED; JTD\_0293\_02\_130 Rev A; JTD\_0293\_02\_140 Rev A; JTD\_0293\_02\_250 Rev A; JTD\_0293\_02\_131 Rev A; JTD\_0293\_02\_141 Rev A; JTD\_0293\_02\_251 Rev A; JTD\_0293\_02\_132 Rev A; JTD\_0293\_02\_142 Rev A; JTD\_0293\_02\_252 Rev A.

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:

JTD\_0293\_02\_001; JTD\_0293\_02\_132 Rev A; JTD\_0293\_02\_142 Rev A; JTD\_0293\_02\_102 Rev A; JTD\_0293\_02\_103 Rev A; JTD\_0293\_02\_104 Rev A; JTD\_0293\_02\_200; JTD\_0293\_02\_252 Rev A; JTD\_0293\_02\_202 Rev A; JTD\_0293\_02\_210 Rev A; JTD\_0293\_02\_211 Rev A; JTD\_0293\_02\_212; JTD\_0293\_02\_300; JTD\_0293\_02\_301.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The application site is a Grade II listed house located within the Hampstead Conservation Area, dating from the early 19th century. The proposal seeks to amend the footprint of the rear extension, as approved under the planning consent granted on 16/04/2024 (ref. 2023/5039/P and 2024/0216/L). The variation of the existing planning permission is dealt with by an associated application, ref. 2024/4712/P.

Listed building consent is sought for the enlargement of the consented rear extension so that the extension wall closest to the neighbouring property at no.45 would be erected where the existing boundary wall between the two properties is currently situated. The boundary wall would then continue from the rear extension as existing. It was previously proposed that the boundary wall would be repaired and the extension built up to it, however it is now proposed to demolish this part of the boundary wall and build the extension in its place. The boundary wall between the two properties is not historic, so its removal would not result in the loss of any historic fabric. The small increase in scale of the rear extension would not materially change the size or massing of the addition, and so it would still be subservient to the historic volumes of the room it adjoins and the hierarchy of spaces that contribute to the building's special architectural and historic interest. Therefore, the proposal is considered not to harm the significance of the listed building, nor its contribution to the character and appearance of the conservation area.

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.

No objections were received prior to coming to this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018. 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