

Application ref: 2025/0299/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
Date: 29 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

Ash Sakula Architects
6 Doughty Mews
London
WC1N 2PG
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Wac Arts College
213 Haverstock Hill
London
Camden
NW3 4QP

Proposal:

Internal access to the services under the entrance stair void (access was needed to the services within the void due to a gas leak).

Drawing Nos: Site location Plan, Design and Access Statement including Heritage Statement, Drawings numbered: OTH 3 011; OTH 3 012; OTH 3 013; OTH 3 014; OTH 3 015; OTH 3 016; OTH 3 111A; OTH 3 032

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 Access Statement including Heritage Statement, Drawings numbered: OTH 3 011; OTH 3 012; OTH 3 013; OTH 3 014; OTH 3 015; OTH 3 016; OTH 3 111A; OTH 3 032

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 is the former Hampstead Town Hall which is a GII listed building. Its significance includes its architectural design and materials, planform, evidential value as a C19th town hall, its cultural/social historical value as a former political venue, its townscape value including its positive contribution to the character and appearance of the conservation area.

Proposed Works

The proposed works were undertaken without listed building consent with the knowledge of the Council. The works were allowed to take place without consent because they were emergency works relating to a gas leak. The site was inspected during the works and a listed building consent application was invited to bring the works into consent.

Impact of Proposed Works on Significance

The works involved breaking out a fletton brick section of internal wall (appearing to be C20th infill of a C19th doorway within an Imperial stock brick wall, later cement render) separating the area below the front steps from the habitable basement. There are existing services running through the masonry wall into a void under the existing entrance stairs, in which access was needed to the services within the void due to a gas leak.

It is proposed to retain the opening to the void and seal with a new wall and door. The part of the building affected is utilitarian and already much altered. The works have not harmfully affected planform or resulted in the loss of historic fabric.

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 2017. 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



Daniel Pope
Chief Planning Officer