

Application ref: 2025/0021/L  
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Date: 7 February 2025

**Development Management**  
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Sanya Polescuk Architects  
8a Belsize Court Garages  
Belsize Lane  
NW3 5AJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 3**  
**51 Frognal**  
**London**  
**Camden**  
**NW3 6YA**

Proposal:

Repair of 3no. timber windows to second floor on rear and side elevations; repairs to studio outbuilding including replacement of roof with green roof; removal of spiral staircase and replacement with new; renewal of electrical installations; and internal demolitions.

Drawing Nos: Location plan, E100, E110p2, E120, E130, E140, E200p2, E210p2, E220p2, E230, E300, E310p2, P100, P110p2, P120, P130, P140, P200p2, P210p2, P220p2, P230, P300, P310p2

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:

Location plan, E100, E110p2, E120, E130, E140, E200p2, E210p2, E220p2, E230, E300, E310p2, P100, P110p2, P120, P130, P140, P200p2, P210p2, P220p2, P230, P300, P310p2

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 The site is a first and second floor flat within one of a pair of grade-II-listed semi-detached Arts & Crafts houses of 1886 by Blomfield, making a positive contribution to the Hampstead Conservation Area.

The applicant wishes to replace a non-historic spiral staircase with a more substantial model, replace a felt roof on an outbuilding with a green one, and reorder non-historic partitions on the second floor. Windows are to be overhauled and reglazed with laminate.

No historic fabric or plan form is affected so the proposal is not harmful to the special interest of the listed building.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London

Plan 2021.

- 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