

Application ref: 2024/5437/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 7 February 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

The Built Heritage Consultancy Ltd
73 Great Titchfield Street
London
W1W 6RD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**2 Hampstead Square
London
NW3 1AB**

Proposal:

Details pursuant to conditions 3a (doors) and 3c (facing materials) of listed building consent ref 2012/0181/L dated 30/4/2012, for erection of single storey side extension to replace existing outbuildings, enlargement of existing dormer to form a single dormer in rear roof slope, replacement of existing rooflight on side roof slope and installation of rooflight in rear roof slope with 2x conservation style rooflights, replacement of windows with French doors in front light well, replacement of windows to front elevation at ground floor level, increase in height of rear boundary wall and internal alterations including relocation of staircase between ground and lower ground floor level, alterations to staircase at third floor level and alterations to kitchens and bathrooms of dwelling house (Class C3).

Drawing Nos: Typical Architrave Plan, Scale 1:1 (Drawing no. 136/94. 08 07 13); Door Elevations (Drawing no. 136/92. 08 07 13); Door Plan (Drawing no. 136/93. 08 07 13); Door Schedule (Drawing no. 136/86. 11 06 13); Lower Ground Floor Finishes as Proposed (Drawing no. 136/87. 27 05 13); Ground Floor Finishes as Proposed (Drawing no. 136/88. 27 05 13); First Floor Finishes as Proposed (Drawing no. 136/89. 28 04 13); Second Floor Finishes as Proposed (Drawing no. 136/90. 28 04 13); Third Floor Finishes as Proposed (Drawing no. 136/91. 28 04 13); Photographs of new door installed; Photographs of new facing materials.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for granting approval of details (listed building):

A scheme to erect a single storey side extension, with associated refurbishment works was previously consented (ref 2011/6462/P + 2012/0181/L).

Condition 3(a) of application ref 2021/0181/L required plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding, skirt, and architrave details at a scale of 1:1 to be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The submitted details for the doors, mouldings, skirting and architraves are appropriate for the age and style of the building.

Condition 3(c) of application ref 2021/0181/L required samples and manufacturer's details of new facing materials for the new extensions and retained on site during the course of the works.

The brickwork sample shall include a panel erected on-site including facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

This application is retrospective. The extension has been constructed. The brickwork and tiles can be demonstrated to harmonise with the original building, and the significance of the heritage asset has not been harmed.

The site's planning history has been taken into account when making this decision. Public consultation was undertaken by means of a site notice and a press notice, but no responses were received. Hampstead CAAC was consulted but chose not to respond.

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 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.

- 3 You are reminded that conditions 3(d) (modifications related to fire regulations) and 3(e) (staircase) of listed building consent granted on 30/04/2012 ref 2012/0181/L are outstanding and require details to be submitted and approved.

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