

Application ref: 2025/0171/L
Contact: Nick Baxter
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Date: 27 February 2025

Development Management
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Drawing and Planning Ltd
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Hendon
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused and Warning of Enforcement Action to be Taken

Address:
5 Pilgrim's Lane
London
Camden
NW3 1SJ

Proposal:
Rendering of listed boundary wall between 3 and 5 Pilgrim's Lane (retrospective)
Drawing Nos: Location plan, heritage and planning statement, L001, L101, P001,
P101, S001, S101, E001, E101

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The rendering, by reason of the resulting loss of the visibility of the brickwork and the impermeable nature of the rendering is harmful to the historic fabric and special interest of the garden wall and the host building which are grade II* listed and the character and appearance of the wider Hampstead Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan and DH2 of the Hampstead Neighbourhood Plan.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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