

Application ref: 2024/0055/L
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Firstplan
Broadwall House 21
Broadwall
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**133 Haverstock Hill
London
NW3 4RU**

Proposal: Demolition of existing rear extension and erection of replacement extension at upper ground level. Replacement of shed with outbuilding to rear garden. Internal alterations to all floors and various external changes including fenestration alterations, works to front boundary, and landscaping. Installation of ASHPs to rear garden.

Drawing Nos:

Existing: 312_01_01 (Site Plan); 312_01_02 (Garden Plan); 312_01_09 (LGF Plan); 312_01_10 (GF Plan); 312_01_11 (1F Plan); 312_01_12 (2F Plan); 312_01_13 (Roof Plan); 312_01_20 (Section AA); 312_01_21 (Section BB); 312_01_30 (Street Elevation); 312_01_31 (Front and Rear Elevations); 312_01_32 (North Elevation); 312_01_33 (South Elevation); 312_01_65 (Front Boundary Details).

Proposed: Location Plan; 312_31_01 Rev I (Site Plan); 312_31_02 Rev I (Garden Plan - Ground); 312_31_03 Rev G (Garden Plan - Roof); 312_31_04 Rev A (Driveway Plan); 312_31_09 Rev D (LGF Plan); 312_31_10 Rev G (GF Plan); 312_31_11 Rev G (1F Plan); 312_31_12 Rev G (2F Plan); 312_31_13 Rev G (Roof Plan); 312_31_20 Rev D (Section AA); 312_31_21 Rev A (Section BB); 312_31_30 Rev F (Street Elevation); 312_31_31 Rev E (Front and Rear Elevations); 312_31_32 Rev E (North Elevation); 312_31_33 Rev E (South Elevation); 312_31_34 Rev E (Outbuilding Elevations); 312_31_60 Rev B (LGF Elevations 01); 312_31_61 Rev B (LGF Elevations 02); 312_31_62 Rev B (GF bi-fold doors); 312_31_63 Rev B (1F jib door);

312_31_64 Rev B (2F fireplaces); 312_31_65 Rev B (Front Boundary Details); 312_31_70 Rev A (Cornicing, Skirting, Architraves); 312_31_72 Rev C (Windows); 312_31_73 Rev E (Mechanical Heating).

Documents: Cover Letter (prepared by Firstplan, dated 28/12/2023); Design and Access Statement (prepared by Flower Michelin, dated 16/02/2024); Planning and Heritage Statement (prepared by Firstplan, dated December 2023); Noise Impact Assessment (prepared by ParkerJones Acoustics, dated 15/02/2024); Arboricultural Survey - Impact Assessment & Method Statement Report Rev C (prepared by Marcus Foster, dated February 2025); Damp Works Plan.

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; 312_01_01; 312_01_02; 312_01_09; 312_01_10; 312_01_11; 312_01_12; 312_01_13; 312_01_20; 312_01_21; 312_01_30; 312_01_31; 312_01_32; 312_01_33; 312_01_65; 312_31_01 Rev I; 312_31_02 Rev I; 312_31_03 Rev G; 312_31_04 Rev A; 312_31_09 Rev D; 312_31_10 Rev G; 312_31_11 Rev G; 312_31_12 Rev G; 312_31_13 Rev G; 312_31_20 Rev D; 312_31_21 Rev A; 312_31_30 Rev F; 312_31_31 Rev E; 312_31_32 Rev E; 312_31_33 Rev E; 312_31_34 Rev E; 312_31_60 Rev B; 312_31_61 Rev B; 312_31_62 Rev B; 312_31_63 Rev B; 312_31_64 Rev B; 312_31_65 Rev B; 312_31_70 Rev A; 312_31_72 Rev C; 312_31_73 Rev E; Damp Works Plan.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details of the external plant enclosure for the air source heat pumps (including colour and materials);
- b) Manufacturer's specification details of all facing materials for the outbuilding (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Notwithstanding any indication given on the approved plans, before the relevant part of the work is begun, full details of the following shall be submitted to and approved in writing by the local planning authority:

- a) Details including plan, coloured elevations, and sections at 1:10 of the proposed timber garden fence to the front garden, between properties no.133 and no.131;
- b) Details including plan, coloured elevations, and sections at 1:20 of the proposed front boundary gates, to ensure a lightweight and appropriate addition to the building and surrounding area.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 You are advised that any works of alterations or upgrading not included on the approved drawings (such as changes to ducting for the ASHPs) or those 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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer