

Application ref: 2025/0198/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Leigh & Glennie Ltd
6 All Souls Road
Ascot
SL5 9EA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Pilgrim's Lane
London
NW3 1SJ

Proposal:

Internal works to house and maintenance works to exterior

Drawing Nos: Existing drawings

037_EX.00; 037_EX.01; 037_EX.02; 037_EX.03; 037_EX.04; 037_EX.05; 037_EX.06;
037_EX.010; 037_EX.011; 037_EX.012; 037_EX.013; 037_EX.020; 037_EX.021;
037_EX.022; 037_EX.023; 037_EX.01_RM.-01.01; 037_EX.01_RM.-01.02;
037_EX.01_RM.-01.03; 037_EX.01_RM.-01.04; 037_EX.01_RM.-01.05;
037_EX.02_RM.00.01; 037_EX.02_RM.00.02; 037_EX.02_RM.00.03;
037_EX.02_RM.00.04; 037_EX.02_RM.00.05; 037_EX.02_RM.00.06;
037_EX.02_RM.00.07; 037_EX.03_RM.01.01; 037_EX.03_RM.01.02;
037_EX.03_RM.01.03; 037_EX.03_RM.01.04; 037_EX.03_RM.01.05;
037_EX.03_RM.01.06; 037_EX.04_RM.02.01; 037_EX.04_RM.02.02;
037_EX.04_RM.02.03; 037_EX.04_RM.02.04; 037_EX.04_RM.02.05;
037_EX.05_RM.03.01; 037_EX.05_RM.03.02; 037_EX.05_RM.03.03;

Demolition drawings

037_DEM.01; 037_DEM.02_REV.01; 037_DEM.03; 037_DEM.04;
037_DEM.05_REV.01; 037_DEM.010; 037_DEM.011; 037_DEM.012; 037_DEM.013;
037_DEM.020; 037_DEM.021; 037_DEM.022; 037_DEM.023; 037_DEM.01_RM.-
01.01; 037_DEM.01_RM.-01.02; 037_DEM.01_RM.-01.03; 037_DEM.01_RM.-01.04;
037_DEM.01_RM.-01.05; 037_DEM.02_RM.00.01; 037_DEM.02_RM.00.02;

037_DEM.02_RM.00.03; 037_DEM.02_RM.00.04; 037_DEM.02_RM.00.05;
037_DEM.02_RM.00.06; 037_DEM.02_RM.00.07_REV.01; 037_DEM.03_RM.01.01;
037_DEM.03_RM.01.02; 037_DEM.03_RM.01.03; 037_DEM.03_RM.01.04;
037_DEM.03_RM.01.05; 037_DEM.03_RM.01.06; 037_DEM.04_RM.02.01;
037_DEM.04_RM.02.02; 037_DEM.04_RM.02.03; 037_DEM.04_RM.02.04;
037_DEM.04_RM.02.05; 037_DEM.05_RM.03.01_REV.01;
037_DEM.05_RM.03.02_REV.01; 037_DEM.05_RM.03.03_REV.01;

Proposed drawings

037_PR.01; 037_PR.02_REV.01; 037_PR.03; 037_PR.04; 037_PR.05_REV.01;
037_PR.010; 037_PR.011; 037_PR.012; 037_PR.013; 037_PR.020; 037_PR.021;
037_PR.022; 037_PR.023; 037_PR.01_RM.-01.01; 037_PR.01_RM.-01.02;
037_PR.01_RM.-01.03; 037_PR.01_RM.-01.04; 037_PR.01_RM.-01.05;
037_PR.02_RM.00.01; 037_PR.02_RM.00.02; 037_PR.02_RM.00.03;
037_PR.02_RM.00.06; 037_PR.02_RM.00.07_REV.01; 037_PR.03_RM.01.01;
037_PR.03_RM.01.02; 037_PR.03_RM.01.03; 037_PR.03_RM.01.06;
037_PR.04_RM.02.01; 037_PR.04_RM.02.02; 037_PR.04_RM.02.03;
037_PR.04_RM.02.05; 037_PR.05_RM.03.01_REV.01;
037_PR.05_RM.03.02_REV.01; 037_PR.05_RM.03.03_REV.01; Site Investigation -
lightings and ceilings

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:

Existing drawings

037_EX.00; 037_EX.01; 037_EX.02; 037_EX.03; 037_EX.04; 037_EX.05;
037_EX.06; 037_EX.010; 037_EX.011; 037_EX.012; 037_EX.013;
037_EX.020; 037_EX.021; 037_EX.022; 037_EX.023; 037_EX.01_RM.-01.01;
037_EX.01_RM.-01.02; 037_EX.01_RM.-01.03; 037_EX.01_RM.-01.04;
037_EX.01_RM.-01.05; 037_EX.02_RM.00.01; 037_EX.02_RM.00.02;
037_EX.02_RM.00.03; 037_EX.02_RM.00.04; 037_EX.02_RM.00.05;
037_EX.02_RM.00.06; 037_EX.02_RM.00.07; 037_EX.03_RM.01.01;
037_EX.03_RM.01.02; 037_EX.03_RM.01.03; 037_EX.03_RM.01.04;
037_EX.03_RM.01.05; 037_EX.03_RM.01.06; 037_EX.04_RM.02.01;
037_EX.04_RM.02.02; 037_EX.04_RM.02.03; 037_EX.04_RM.02.04;
037_EX.04_RM.02.05; 037_EX.05_RM.03.01; 037_EX.05_RM.03.02;
037_EX.05_RM.03.03;

Demolition drawings

037_DEM.01; 037_DEM.02_REV.01; 037_DEM.03; 037_DEM.04;
037_DEM.05_REV.01; 037_DEM.010; 037_DEM.011; 037_DEM.012;
037_DEM.013; 037_DEM.020; 037_DEM.021; 037_DEM.022; 037_DEM.023;
037_DEM.01_RM.-01.01; 037_DEM.01_RM.-01.02; 037_DEM.01_RM.-01.03;
037_DEM.01_RM.-01.04; 037_DEM.01_RM.-01.05; 037_DEM.02_RM.00.01;
037_DEM.02_RM.00.02; 037_DEM.02_RM.00.03; 037_DEM.02_RM.00.04;
037_DEM.02_RM.00.05; 037_DEM.02_RM.00.06;
037_DEM.02_RM.00.07_REV.01; 037_DEM.03_RM.01.01;
037_DEM.03_RM.01.02; 037_DEM.03_RM.01.03; 037_DEM.03_RM.01.04;
037_DEM.03_RM.01.05; 037_DEM.03_RM.01.06; 037_DEM.04_RM.02.01;
037_DEM.04_RM.02.02; 037_DEM.04_RM.02.03; 037_DEM.04_RM.02.04;
037_DEM.04_RM.02.05; 037_DEM.05_RM.03.01_REV.01;
037_DEM.05_RM.03.02_REV.01; 037_DEM.05_RM.03.03_REV.01;

Proposed drawings

037_PR.01; 037_PR.02_REV.01; 037_PR.03; 037_PR.04;
037_PR.05_REV.01; 037_PR.010; 037_PR.011; 037_PR.012; 037_PR.013;
037_PR.020; 037_PR.021; 037_PR.022; 037_PR.023; 037_PR.01_RM.-01.01;
037_PR.01_RM.-01.02; 037_PR.01_RM.-01.03; 037_PR.01_RM.-01.04;
037_PR.01_RM.-01.05; 037_PR.02_RM.00.01; 037_PR.02_RM.00.02;
037_PR.02_RM.00.03; 037_PR.02_RM.00.06; 037_PR.02_RM.00.07_REV.01;
037_PR.03_RM.01.01; 037_PR.03_RM.01.02; 037_PR.03_RM.01.03;
037_PR.03_RM.01.06; 037_PR.04_RM.02.01; 037_PR.04_RM.02.02;
037_PR.04_RM.02.03; 037_PR.04_RM.02.05;
037_PR.05_RM.03.01_REV.01; 037_PR.05_RM.03.02_REV.01;
037_PR.05_RM.03.03_REV.01; Site Investigation - lightings and ceilings

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 grade II listed semi-detached house of the late 18th century making a positive contribution to the Hampstead Conservation Area.

At lower ground floor level, partition alterations are proposed that are not considered harmful to the altered secondary space.

At ground floor level, it is proposed to remove non-historic partitions to the rear of the house. These works are considered beneficial.

On the first floor, the rear room is to be unsubdivided, which is considered

beneficial. An appropriate doorway will be created between the front and back rooms.

On the second floor, acceptable partition alterations will take place.

On the third floor a doorway into a non-historic bathroom will be moved.

Externally, works of repair will occur.

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 proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby one neighbour objection was received complaining about the disruption caused by existing building works and asking that no more be allowed. Unfortunately this is not a planning consideration for this application, which can only consider the impact on the special interest of the listed building. 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer