

Application ref: 2024/5507/P  
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Date: 31 March 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

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Craft Architects  
Craft Architects  
415 Cocoa Studios, Biscuit Factory  
100 Drummond Road  
London  
London  
SE16 4FA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**9 The Mount  
London  
Camden  
NW3 6SZ**

Proposal:

External alterations including; Installation of replacement main roofs (including two conservation rooflights on rear roofslope), alterations to kitchen roof, re-pointing of mortar to walls, lowering of threshold to main entrance (See also Listed Building Consent application 2024/5578/L for details of internal alterations)

Drawing Nos:

2405 PA HS: 1000, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1040, 1041, 1042

2405 PA AB: 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018

2405 PA PR: 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3030, 3031, 3032, 3033, 3040, 3041, 3042, 3050, 3051, 3052

24-034: 01 A, 02 A, 03 A, 11 A, 12 A, 15 A, 21 A, 22 A, 23 A, 24 A, 25 B

Design & Access Statement (Craft Architects - 04/12/2024), Fire Safety Statement (Craft Architects - 04/12/2024), Materiality and condition of Historic Fabric (Craft Architects - 04/12/2024), Method Statement for Removing Cement-Based Plaster (Craft Architects - 04/12/2024), Record of Retained Historic Fabric (Craft Architects - 04/12/2024), Materials Specification (Craft Architects - 04/12/2024), Heritage

Statement (Built Heritage Consultancy - December 2024), Structural Engineer's Report (Studio Strukt - July 2024), Structural Engineer's Design Statement (Studio Strukt - November 2024)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings/documents:

2405 PA HS: 1000, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1040, 1041, 1042

2405 PA AB: 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018

2405 PA PR: 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3030, 3031, 3032, 3033, 3040, 3041, 3042, 3050, 3051, 3052

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Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

9 The Mount, the application site, is a Grade II Listed Building and lies within the Hampstead Conservation Area. 9 The Mount is a late 18th century three storey semi-detached house with a basement. It is attached to no. 8 to the south, on the west side of the Mount. To the rear 9 The Mount adjoins nos. 6 - 14 Hampstead Grove. Nos. 8 and 9 The Mount was entered onto Historic England's statutory list of Listed buildings in 1974.

A variety of unauthorised external and internal works have been undertaken to the site without the benefit of planning permission and listed building consent, which has adversely affected its character as a building of special architectural and historic interest and is subject to an ongoing enforcement investigation referenced EN24/0216.

This application seeks to address the unauthorised works to the listed building, proposing the:

- Rebuilding of all roofs including the main pitched roof in its pre-existing form including original ridge heights and reinstatement of retained welsh slates, with the addition of a continuous steel wall plate / ring beam at eaves level and reclaimed welsh slates only where necessary.
- Provision of new insulation within roofs and gutters, flashing and coverings in historically authentic materials.

This permission is not approving the loss of the historical fabric, which remains unacceptable. It is necessary to find a constructive solution and therefore whilst any proposal cannot fully mitigate the harm caused consent is recommended as the scheme is considered an appropriate replacement in light of the current position.

This planning application has been submitted in tandem with an application for listed building consent which seeks a range of internal alterations, also in respect of the enforcement investigation. The works proposed to the interior of the building do not require planning permission and are referred to as part of the assessment of the related listed building consent application referenced 2024/5578/L.

The proposed new roof would be of traditional detailing and construction and follow the same roof profile as the pre-existing historic roof with an internal vaulted ceiling in lath and plaster. The roof would be insulated with wood fibreboard which is breathable and allows vapor to move through it. The roof covering will use the retained roof slates if there are enough to complete the roof, or replacement Welsh Slates to match, with new leadwork and reinstated cast-iron drainage goods. Any parts which cannot be reused will be replaced to match existing.

These proposed works are considered to be acceptable and a suitably detailed 'replica' of the pre-existing structure which would both address identified structural issues and also retain the appearance of the building.

A high level of detail has been provided in the submitted drawings, specifications and method statements for both planning permission and listed building consent applications, so in the event of approval it is not necessary to add further conditions to require details to be submitted.

Special regard has been attached to the desirability of preserving the special interest of the listed building, the setting of neighbouring listed buildings, and the character and appearance of the surrounding conservation area, under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning history of the site has been taken into account when coming to this decision. One comment was received as part of the public consultation for the application, which objected to the undertaking of unauthorised works and matters relating to the ongoing appeal process. These points have been taken into account in the assessment of this application.

No extensions are proposed which would harm the amenity of any neighbouring occupiers. The reinstated roof and rear rooflights would not result in any undue overlooking, overshadowing or loss of outlook for the occupiers to the rear on Hampstead Grove. The amenity or living conditions of the neighbouring properties are not affected.

As such, the proposals are in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and NPPF 2024.

## 2 ENFORCEMENT ACTION TO BE TAKEN

It is recommended that the Director of Supporting Communities will instruct the Borough Solicitor to issue a Listed Building Enforcement Notice alleging a breach of listed building control and requiring steps to ensure the breach is resolved.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 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](http://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.

- 6 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
6. It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

## 7 Biodiversity Net Gain (BNG) Informative (2/2):

### + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

### ++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

### ++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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