

Application ref: 2025/1258/L
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Roberts & Treguer
24-28 Toynbee Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
20 Church Row
London
NW3 6UP

Proposal:
Install 2x small roof windows facing the valley of the butterfly roof and to replace the existing roof window which is currently there.

Drawing Nos: Site Location Plan; Design & Access Statement; Approved Floor Plans - Third Floor & Roof (consented scheme 2024/2483/P + 2024/2589/L); Approved Site Plan & Section (consented scheme 2024/2483/P + 2024/2589/L); Proposed Floor Plans - Third Floor & Roof; Proposed Site Plan & Section.

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:

Site Location Plan; Design & Access Statement; Approved Floor Plans - Third Floor & Roof (consented scheme 2024/2483/P + 2024/2589/L); Approved Site Plan & Section (consented scheme 2024/2483/P + 2024/2589/L); Proposed Floor Plans - Third Floor & Roof; Proposed Site Plan & Section.

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 Reasons for granting delegated listed building consent:

No.20 Church Row is a terraced property, built c.1720, of 3 storeys, plus attic and basement. The house is built in brown brick with a tiled mansard roof with dormers. The front elevation is characterised by its flat brick frontage with modestly recessed sash windows, cast iron railings, and hooded front door. The property is listed Grade II*.

The site is located within the 'Church Row/ Hampstead Grove' sub-area of Hampstead Conservation Area.

This application is for the introduction of two roof windows, positioned to take advantage of the existing butterfly roof form of the house. Located on the internal pitch of roof valley, the roof windows will be concealed and therefore not visible from either Church Row or the back gardens of neighbouring properties.

The form of the roof windows is to be consistent with the existing roof window installed above the bathroom on the opposite pitch which is to be replaced.

The proposed works will improve the amenity of the third-floor bedrooms at the front of the house, with only limited intervention to the existing roof structure and no impact on public views. As such, there will be no harm caused to the special interest of the grade II* listed building or to the surrounding conservation area context. There are no neighbour amenity considerations.

Public consultation was undertaken by way of a site notice and a press notice,

but no responses were received. Hampstead CAAC were consulted but chose not to respond. Historic England was also consulted, and responded on 27 March 2025, authorising the Council to determine the application as it thought fit (with the letter stamped by the Secretary of State on 04 April 2025). The site's planning history has been taken into account when making this decision.

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.

- 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.

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 of the signatory.

Daniel Pope
Chief Planning Officer