

Application ref: 2025/1161/L
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Development Management
Regeneration and Planning
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

VSquared Design Ltd.
7 Modbury Gardens
London
NW5 3QE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:

Flat B
1 Hampstead Hill Gardens
London
NW3 2PH

Proposal:

Retrospective application sought to regulate unlawful internal works in relation to damp and waterproofing.

Drawing Nos: Design & Access Statement; Heritage Statement; Schedule of Works; Method Statement; Existing Plan_A01; Proposed Plan_A02; Proposed Waterproofing Details_A03; Interior Elevation_A04

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 six months 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:

Design & Access Statement; Heritage Statement; Schedule of Works; Method Statement; Existing Plan_A01; Proposed Plan_A02; Proposed Waterproofing Details_A03; Interior Elevation_A04

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 subject building is Grade II Listed on the National Heritage List for England (No.1378697) and is located in the Hampstead Conservation Area. Originally constructed in 1875-6, with later additions in 1883, the large detached house is set diagonally on the corner site and has plum coloured brickwork with red dressings. In the late 1980s the building was divided into six flats, with associated alterations to the planform and internal features and finishes. The application relates to the lower ground floor, Flat B.

On 11 March 2025 Camden enforcement officers were notified of demolition works being undertaken at the property that had not been granted Listed Building Consent. Demolition works relate to the proposed installation of a new damp proof membrane, and included the removal of the internal wall finishes on both the external masonry walls and 1980s internal concrete blockwork partitions, flooring and associated skirting. The subfloor screed had also been partially removed in the lounge/dining room.

The subject application now seeks retrospective approval for the unlawful demolition undertaken and to proceed with the installation of a new damp proof membrane.

Of the works undertaken, the removal of the render to the external masonry walls may have impacted some historic plaster and has damaged the surface of brickwork. However, other fabric removed (specifically the plasterboard on the concrete block partitions, skirting, and concrete screed floor) is all modern and dates from the building's 1980s conversion into flats.

As proposed, the new damp proofing would replace an existing incompatible and failing system using more appropriate materials and conservation sensitive methodologies designed to better account for the two types of wall construction, with a reversible membrane applied to the external historic

masonry walls. No cementitious plaster/render will be applied, and the non-historic skirting and flooring removed would be reinstated using the same profile and materials.

It is therefore considered that the demolition works undertaken have not posed harm to the significance of the building. The works now proposed to complete the installation of new damp proofing in Flat B, and the associated materials and details proposed for reinstatement, would preserve the special architectural and historic interest of the listed building.

For the internal works to the Grade II Listed Building, consultation was not required.

- 2 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 2016 and the National Planning Policy Framework.

- 3 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.
- 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) 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 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 relation to the existing unauthorised works at the site should they not be remedied within 6 months of the date of this listed building consent being granted.

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