

Application ref: 2025/1784/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
37 Flask Walk
London
NW3 1HH

Proposal:

The proposal is for three minor works to the rear facade of the existing listed cottage. It replaces the previously permitted winter garden in its entirety. (See PP-11327012)
Proposed works include: 1. to remove existing cement render to rear facade that has caused damp to be trapped in the bricks behind it and replace with a breathable lime render 2. to replace the existing partially glazed timber stable door with a new fully glazed timber back door 3. to install a painted timber shed on existing flags in previously permitted location of proposed bathroom 4. to install an additional new heritage rainwater downpipe to augment the existing downpipe which has insufficient capacity and is causing damp in the walls

Drawing Nos: Site Location Plan; Design and Access Statement including Heritage Statement; Drawings Numbered: 001 A; 004 A; 002 B; 008 A; 006 A; 101 A; 102 B; 106 A; 104 A; 301; 109 A

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 and Access Statement including Heritage Statement; Drawings Numbered: 001 A; 004 A; 002 B; 008 A; 006 A; 101 A; 102 B; 106 A; 104 A; 301; 109 A

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 Site and Significance

The site is a GII listed building in the Hampstead Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as a late Georgian cottage, its group value with the other GII listed cottages in the terrace and its positive contribution to the character and appearance of the conservation area.

Proposed Works

Three minor works to the rear facade of the existing listed cottage. It replaces the previously permitted winter garden in its entirety. (2022/2555/P and 2022/3207/L) Proposed works include: 1. to remove existing cement render to rear facade that has caused damp to be trapped in the bricks behind it and replace with a breathable lime render 2. to replace the existing partially glazed timber stable door with a new fully glazed timber back door 3. to install a painted timber shed on existing flags in previously permitted location of proposed bathroom 4. to install an additional new heritage rainwater downpipe to augment the existing downpipe which has insufficient capacity and is causing damp in the walls

Impact of Proposed Works on Significance

The proposed works preserve the significance of the listed building and its positive contribution to the character and appearance of the conservation area. The involve localised repair to areas of damp using more historically and technically appropriate materials, replacement of a modern rear door and erection of a modest timber garden shed with no excavated foundations. The existing door is more sympathetic to the character and design of the cottage than the proposed, more glazed, replacement. However it is at rear ground floor level, the existing door is modern and previously had consent to be

removed under a 2022 permission for an extension.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

Section 66(1) of the Listed Buildings Act 1990 directs that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses." The works preserve the setting of all neighbouring listed buildings.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer