

Mr Ian Hay
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11 Halton Road
London
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Application Ref: **2012/1458/L**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

21 May 2012

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
**2 Hampstead Square
London
NW3 1AB**

Proposal:
Internal alterations in connection with works of excavation to enlarge and extend existing basement accommodation below footprint of existing dwelling house (Class C3).

Drawing Nos: Site Location Plan 01Location010312; 136/ 01A; 02A; 07 Front elevation as existing; 07 Side elevation as existing; 08; 09; 11; 12; 17; 18; 19; 072; 171; 172; Design and Access Statement by Ian Hay Architects dated 15/12/11; Heritage statement by Ian Hay Architects dated 14/03/12; Arboricultural Impact Report by Landmark Trees dated 02/03/12 Ref: ORC/HMS/AIA/02; Structural Engineers Report by Elliott Wood dated 24/02/12 Ref:211308 Rev P1; Desk Study & Ground Investigation Report by Geotechnical and Environmental Associates dated 20 February 2012 Ref:J11274 Issue 2.

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

Conditions And Reasons:



- 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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report.

- 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.

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