

Mr Jonathan Tucker
Nett Assets Limited
The Studio
141 New Road
Croxley Green
Hertfordshire
WD3 3EN

Application Ref: **2015/1961/L**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

9 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Hampstead Square
London
NW3 1AB

Proposal:
Replacement of front and rear elevation windows.
Drawing Nos: 2PL01 RevB; 2PL02 RevA; 2PL03; 1528EXTG; 22355 Item 1,2,3,4,5; 2235
Item 6,7,8; D22355/1; D22355/2; D22355/3; D22355/4; D22355/5; D22355/6; D22355/7;
D22355/8.

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 All new work and work of making good shall be carried out to match the original



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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed replacement windows return original features back to the Grade II listed building that had been lost over time. As a result, the proposal is considered to preserve the setting and the features of special architecture of the listed building.

Whilst the proposal will have some visual impact, the impact is considered positive in this instance. As such the proposal is not considered harmful to the character or appearance of the Grade II listed building.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment