

Mr Charles Couzens
Ecos Maclean Ltd
8a Chamberlain Street
London
NW1 8XB

Application Ref: **2015/3931/L**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

10 August 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Hampstead Square
London
NW3 1AB

Proposal:
Installation of timber bin store and trellis in front garden. [Retrospective]
Drawing Nos: Site Location Plan; 12003 P01; 12003 P02; Design and Access Statement

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 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.



- 2 All fixings must be made within the mortar joints of the boundary wall, and any subsequent repairs to the wall are to be made in lime mortar.

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 material, finish and simple design of the retained trellis and bin store are considered to be appropriate for the Grade II listed dwelling house. Proposals are also acceptable as they will not impact the special architectural and historic interest of the building. Despite the positioning of the bin store and trellis against the historic boundary wall proposals do not obscure any significant architectural features or otherwise visually harm the building.

The site's planning and enforcement history, and relevant appeal decisions were taken into account when coming to this decision. One objection was received as a result of consultation, which has been duly factored within the consultation summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, 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 proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17 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



Ed Watson

Director of Culture & Environment