

Mr Lorenzo Calzavara  
16 The Edge Business Centre  
Humber Road  
London  
NW2 6EW

Application Ref: **2015/3964/L**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

3 September 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Hampstead Gates**  
**38 Ryland Road**  
**London**  
**NW5 3EH**

Proposal:  
Addition of an internal partition in Flat 9 (retrospective)

Drawing Nos: RYLND-P201, RYLND-P200, RYLND-L201, Planning Statement July 2015.

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 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.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The interior of these flats were much altered when the building was converted from a school. Therefore, the flat is entirely modern, both in fabric and layout. Therefore there are no heritage concerns regarding the installation of a partition wall between the living/dining room to create a second bedroom. Therefore, the proposals is considered preserve the building's special architectural and historic interest.

The alterations would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light or loss of privacy.

The planning history of the site has been 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 proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan 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