

Mr Francis Hur  
Francis Hur Architecture Ltd  
First Floor, 108 Lady Margaret Road  
London  
N19 5EX

Application Ref: **2015/4989/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

15 October 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**77 Hampstead High Street**  
**London**  
**NW3 1RE**

Proposal:  
Internal and external alterations to rear service outbuildings to accommodate a fire exit path.

Drawing Nos: A-001, A-100, A-101, A-102, A-200, A-201, A-202, H-001, site location plan received 01/09/2015 and Design and Access Statement dated September 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 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 proposal involves the removal of an external timber clad wall, alterations to the ground floor bathroom and the reconfiguration of the existing staircase in order to provide a fire escape route directly into the garden area. Although the proposal will see the loss of the existing external wall to the rear of the property, it is likely that this was a more recent addition and of less historic and architectural value. Similarly, the internal alterations are considered to be of a relatively minor nature that would not obscure any significant architectural features or otherwise harm the listed building. The proposal is thus considered to be sympathetic to the special architectural or historic interest of the listed building, and the character and appearance of the wider Hampstead Conservation Area.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, 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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment