



The Heath & Hampstead Society

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The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2015/5301/P

Address: Terrace Lodge, Admirals Walk, NW3

Description: Retrospective Cert of Lawfulness for 2-st extensions.

Case Officer: Nanayaa Ampona

Date 8 October 2015

This is a puzzling application. It appears to ask for a retrospective Certificate of Lawfulness for a fairly major extension to this listed house.

However, the records show that a Planning Permission (2004/1213/P) was granted on 14 May 2004 for the work, which was then built and completed in May 2005. So far as we can see the work was carried out substantially as the application drawings.

No Listed Building Consent appears to have been applied for or granted, and this could be the basis of the present application. However, no mention of this is made in the documents. The listing citation is, admittedly, ambiguous; it refers to the "curtilage wall and entrances on the eastern boundary", possibly omitting the house itself.

What is the retrospective problem?

We would not normally be specially concerned over such an apparent legal formality, but this is an important listed building in a very sensitive part of Hampstead, and we are bound to be concerned lest there may be a hidden issue which could affect the integrity of our Conservation Area.

May we have your opinion please.