

Crispin Wright
ARP Architects
31 Oval Road,
London,
NW3 1QG

Application Ref: **2015/3750/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

21 December 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
46A Hampstead High Street
London,
NW3 1QG

Proposal:
Creation of new roof terrace (retrospective) and erection of a fence and screens to the rear roof area.

Drawing Nos: 3348/PA2.200; 3348/PA2.201; 3348/PA2.202; 3348/PA2.203;
3348/PA2.204; 3348/PA2.201; 3348 46HHST/PA1.207; Heritage Statement; 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 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.

- 2 The works hereby approved are only those specifically indicated on the drawings 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.

- 3 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.

Informative(s):

- 1 The proposed work consists of the creation of new roof terrace (retrospective) and erection of a fence and screens to the rear roof area. The terrace is situated on top of an existing single storey rear extension which covers the entire rear garden. This extension is not historic.

The construction of the fence and trellis above the modern rear extension would cause no harm to the listed building, as it would be set back from the properties historic rear elevation and is considered to be modest and lightweight addition.

Public consultation was undertaken by placement of a press notice and site notice, whereby no responses were received. 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 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.

- 2 You are advised that this consent is granted on the basis that the scheme is acceptable in listed buildings terms alone. However you are advised that the works

cannot be implemented without planning permission and that the concurrent planning application (ref 2015/2909/P) has been refused for other reasons. Enforcement action will be taken to ensure that the use as a roof terrace ceases and the decking is removed.

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