

Ms Sadie Snelson  
Sadie Snelson Architects Ltd  
Unit 6  
115 Bartholomew Road  
London  
NW5 2BJ

Application Ref: **2015/5978/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

24 December 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**43 Downshire Hill**  
**London**  
**NW3 1NU**

Proposal:  
Removal of an existing ensuite shower room, and replacement with a new bathroom interanally within a Grade II Listed Building.

Drawing Nos:

Site Location Plan

1095 ASU 003 rev.A, 1095 ASU 004 rev.A, 1095 ASU 005 rev.A, 1095 ASU 006 rev.A,  
1095 ASU 007 rev.A;

1095 APL 001 rev.A, 1095 APL 002 rev.A, 1095 APL 003 rev.A, 1095 ASU 004 rev.A;

Heritage 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 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 Reason for granting Listed Building Consent

43 Downshire Hill is the end of a terrace of three early nineteenth-century cottages. At its rear is a closet wing which has been extended horizontally and vertically in at least two phases. The proposals would remove a recent corner partition which created an en suite in the bedroom on the first-floor of the closet wing. New light-weight partition would be introduced to create a shared bathroom accessible off the first-floor landing, with a small corridor space and boiler cupboard created alongside it, within the volume of the bedroom.

No historic decorative finishes survive in this first-floor room, and since the partition is modern, none of the fabric to be affected by the proposals has significance. An existing boxed-out route on the kitchen ceiling below means no impact on joists will be required to allow the services to join into an existing SVP on the exterior. It will be possible to remove an unsightly secondary SVP from the end elevation. No harm will be caused to the building's significance, which will instead be modestly enhanced by the proposals.

The works being internal, no publicity was required. No objections have been received prior to making this decision. The site's planning history was taken into account in reaching this decision.

Special regard has been attached to the desirability of preserving the listed building and 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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