

Mrs Susan Scipioni
Flat 3
Giles Building
Upper Hampstead Walk
London
NW3 1DE

Application Ref: **2015/6963/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

21 January 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 3
Giles Building
Upper Hampstead Walk
London
NW3 1DE**

Proposal:

Internal alterations including relocation of partitions in bedroom and ensuite shower room
Drawing Nos:

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 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 The site is a grade-II-listed former 19th-century hospital now converted to flats. Along with redecoration and replacement of the bathroom suite and kitchen fittings, it is proposed to carry out various minor internal alterations to partitions and the insertion of a bed platform mezzanine in a small bedroom by the front door. The original character of the space was that of a large, open ward and the conversion has resulted in the rooms being disproportionately tall for their width, and all of the partitions are non-original. Therefore usual considerations of plan form, room proportion, etc, are less applicable. Underfloor heating would not normally be considered appropriate but here the floor construction is modern, being concrete with suspended panels. Consequently, the proposals do not affect the special interest of the listed building.

As internal works, the application has not been advertised in the press or by means of a site notice. The site's planning history has been taken into account in making this decision.

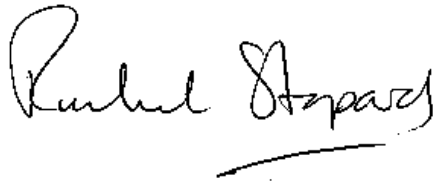
Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

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.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment