

Mr Robert Bailey-English  
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Application Ref: **2016/1357/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

19 May 2016

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**3 Hay Mews**  
**94 Haverstock Hill**  
**London**  
**Camden**  
**NW3 2BG**

Proposal:

Proposed new windows and doors with new timber garden fence to rear

Drawing Nos:

Block Site Plan

Site Location Plan

016-020-004\_LBC; 016-020-005\_LBC; 016-020-003\_LBC; 016-020-006\_LBC;

016-020-002\_LBC; 016-020-007\_LBC

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 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.

- 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 Reason for granting Listed Building Consent:  
It is proposed to replace two existing timber-framed casement doors on the rear elevation with new doors to match, and adjacent, to replace one existing timber-framed casement window with a full-height timber-framed casement door and window, and above that to create a new opening with a full-height fixed timber-framed window matching the proportions of the other new additions.

All the existing windows and doors date from the conversion of the former gymnasium into two houses in c.2001, and have no historic or architectural interest. The elevation is of plain brickwork, with no special architectural or historic interest. Consequently the proposals would do no harm to the special interest of the listed building, and though they would alter the architectural symmetry of the pair of houses, this is acceptable in design. The proposals would have no impact on the setting of the main listed building, the Load of Hay Tavern at 94 Haverstock Hill. The elevation is scarcely visible within the Conservation Area, so the proposals could conserve its character and appearance.

Public consultation was undertaken by placement of a press and site notice, whereby no responses were received. No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses, and

to preserving or enhancing the character or appearance of the Conservation Area, as required under ss.16 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

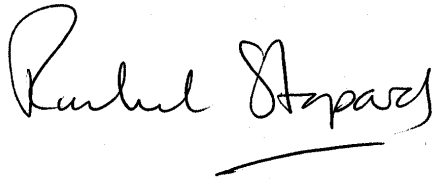
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities