

Victor Hadman  
Flat 7  
Windsor House  
2 Regency Crescent  
London  
NW4 1NW

Application Ref: **2016/5076/L**  
Please ask for: **Matthew Dempsey**  
Telephone: 020 7974 **3862**

15 November 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 2**  
**No. 4 Hampstead Hill Gardens**  
**London**  
**NW3 2PL**

Proposal:

Glazed enclosure of existing rear lightwell with new steps to access lower ground floor.

Drawing Nos: Site location Plan (2160/05), 2160/01, 2160/02 A, 2160/03, 2160/04 A, 2160/05, 2160/06 & 2160/07.

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.

- 3 All fixings joints relating to the proposed extension shall be to brick mortar joints within the existing rear wall.

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.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Reasons for Granting

4 Hampstead Hill Gardens is a large detached red brick house, circa 1876-1881 built by Batterbury and Huxley. It is Grade II listed and sits within the Hampstead Conservation Area. This property was converted into 4 self-contained flats during the 1980s. Flat 2 occupies part of the ground floor and lower ground floor to the south side of the property. The proposal comprises works to the rear light-well and involves: the reconstruction of the retaining wall to the light-well; replacement of the access steps from the lower ground floor to the patio area; and the enclosure of the light-well with a white aluminium framed double glazed roof.

A single storey rear extension to flat 2 at ground floor level was carried out in the 1980s and around the same time ground and first floor rear windows were all changed from the original sash style to inward opening timber patio doors. It is proposed to alter one existing window to the property as part of the works; however, this is not an original feature, being part of the later extension and would therefore not harm the special interest of the listed building. The proposed glazed

roof will sit underneath the line of the existing wrought iron Juliet balconies of the ground floor windows, and the reconstruction of the retaining wall and its position at the rear of the building will mean the proposed new structure will be concealed from view from the public realm. Furthermore the proposal is completely shielded by the ground floor extension to any views from a southerly direction.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

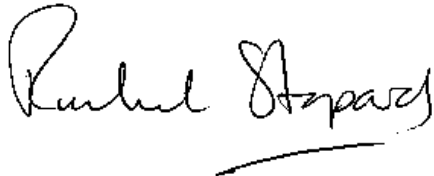
The proposed development is in general accordance with the National Planning Policy Framework 2012, the London Plan 2015, the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS14 (Promoting high quality design and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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



Rachel Stopard  
Executive Director Supporting Communities