

Mr Jonathan Tucker  
Nett Assets Limited  
The Studio  
141 New Road  
Hertfordshire  
WD3 3EN

Application Ref: **2016/2155/L**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

12 January 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**9 Hampstead Square**  
**London**  
**NW3 1AB**

Proposal:  
Single storey extension to either side of existing outbuilding and erection of fence and refuse enclosure.

Drawing Nos: PL-01; PL-02; PL-03 rev A5; PL-04 rev A5.  
Reports: Design Statement prepared by Nett Assets (ref 1577 - DS).

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 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.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed works involve two small extensions on either side of the application building, which is curtilage listed. Although they will be visible from the rear of the main listed house, they will not impact on its setting as the extensions are only of one storey and do not encroach on the rear garden or come closer to the house. A condition has been attached to this permission which ensures that the materials match the existing, i.e. brickwork (including colour, texture and pointing profile, colour and mix). The use of an aluminium kliplock and felt roof is considered acceptable. The erection of a 1.2m high timber fence along the applications site's demise is also considered acceptable. As such, the proposals are considered to be acceptable and will not harm the special architectural or historic interest of the host building or the setting of adjoining listed buildings.

A single objection has been received and duly taken into consideration prior to making this decision. The site's planning history was taken into account when coming to this decision.

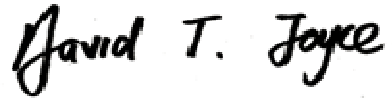
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework (2012).

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 "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Executive Director Supporting Communities