

Mr Simon Jones
Cox & Jones Ltd
14 Donnington Road
Worcester Park
KT4 8EN

Application Ref: **2017/2126/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

12 June 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Hampstead Hill Gardens
LONDON
NW3 2PH

Proposal:
Rebuilding of front boundary wall and refurbishment of existing railings and gate.
Drawing Nos: Design and Access Statement; Heritage Statement; Method Statement; 5 x
Photos; Site Location Plan; BD-01; BD-02C; BD-03

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 external 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 and policy D2 of the Camden Local Plan Submission Draft 2016.

- 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 and policy D2 of the Camden Local Plan Submission Draft 2016.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of repaired/replaced sections of the railings and gate prior to installation at a scale of 1:10, including materials, finish and method of fixing into the boundary walls.

b) Brick sample and pointing sample panel including mortar mix.

c) Coping stone sample.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 and policy D2 of the Camden Local Plan Submission Draft 2016.

- 5 All the elements of the development, whereby their removal to be taken off site for stripping, assessing and repairs is required - railings and gate - must be re-instated within 6 months from the date of their removal.

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 and policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 Reasons for granting consent.

The proposal is for the rebuilding of the existing boundary wall which is in a very poor condition. Cracked, inward leaning and some missing stone caps have rendered the wall quite unsafe. The rebuilding of the boundary wall would be done re-using most of the existing bricks. Reclaimed bricks are to be used to make the shortfall - in keeping with the historic heritage of the listed host property. The pointing is to also be traditional, by being thin and flush.

The existing railings and gates are heavily corroded and thus also in poor condition. Although some parts of the railings and gates can be refurbished, others are clearly beyond repairs and will need to be replaced. It is proposed to take them off site to be stripped and assessed to determine what can be repaired/salvaged, and what will need replacing like for like.

A letter box and electronic gate release are to be added onto the refurbished gate. Both items, due to their small size, are discreet and would not detract from the overall form and ornate nature of the gate's architectural design.

The proposal is therefore considered acceptable in terms of scale and location, and will preserve and enhance the character and appearance of the host and adjacent listed buildings, the conservation area and the streetscape.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

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 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

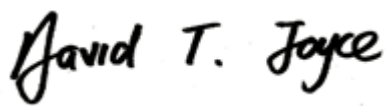
2 The Inspector's report on the Local Plan was published on 15 May 2017 and

concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning