

Mr Iacopo Sassi
Square One Architects Ltd
9 Milton Road
Hampton
TW12 2LL

Application Ref: **2017/2866/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

24 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Hampstead Hill Gardens
LONDON
NW3 2PH

Proposal:
Underpinning of existing non-original side/neighbouring retaining wall and rebuilding.

Drawing Nos:
Cover Letter Square One Architects dated 19.05.17
Letter Osborne Edwards dated 19.05.17
Site Plan EX(01)00 Rev A
Osborne Edwards Ltd Structural Proposed Layout 030 P5
Osborne Edwards Ltd Structural Section AA 032 P3
Osborne Edwards Ltd Structural Section BB 033 P4
Osborne Edwards Ltd Structural Section CC 034 P3
Existing Plan and Section EX(01)1 Rev A
Proposed Plan and Section PL(01)1 Rev A

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 safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 3 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 D2 of the Camden Local Plan 2017.

- 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:

e) Samples and/or manufacturer's details of brick, brick course and mortar for the replacement retaining wall (to be provided on site and retained on site during the course of the works).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade II listed building; along with the attached boundary walls. The detached studio house dates to 1879 and designed by Butterbury & Huxley; constructed from red brick with tiled hipped roofs. The demolition works relate to a retaining wall which sits to the west of the building along the side passage, which is of modern construction and not a part of the walls mentioned within the list description; it bounds a garden area which sits adjacent the boundary wall between no. 5 & 7. This party structure is proposed to be underpinned and the retaining wall will then be rebuilt. The works are required due to the existing leaning state of the

modern garden retaining wall which has resulted from inadequate foundations rotating from pressures and the pressures from the high level foundations of the party structure. The underpinning of the party structure will relieve the load from the rebuilt retaining wall. No historic fabric is to be removed and the slight alteration to the rebuilt retaining wall and the underpinning will not have any significant impact upon the setting of the listed buildings. For these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

2017/2866/L

David T. Joyce

David Joyce
Director of Regeneration and Planning