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Application Ref: **2017/4414/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

26 March 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Enforcement Action to be Taken

Address:
Capo Di Monte
Windmill Hill
LONDON
NW3 6RJ

Proposal:

Alterations in connection to the creation of a single dwelling house comprising internal and external works including replacement of floor treatments, lowering of basement floor, drylining to basement walls, use of basement void as accommodation, installation of underfloor heating, replacement of chimneypiece in entrance hall and other associated works.

Drawing Nos: Drawings part 1, drawings part 2, drawings part 3, 1249 SK 23, revised heritage statement

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 development hereby permitted shall be carried out in accordance with the following approved plans: Drawings part 1, drawings part 2, drawings part 3, 1249 SK 23, revised heritage statement

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 work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Please note that the scheme hereby consented must be built out in full within six months and inspected by the local authority or enforcement action will ensue.
- 2 The site is a pair of semi-detached houses, now joined, of the late 18th century, finished with stucco to the front and weatherboard to the rear. There are modern additions to the north, west and south. It is grade-II listed and makes a positive contribution to the Hampstead Conservation Area. It is neighboured by several listed buildings to the south.

The application seeks to regularise unauthorised works (carried out during construction of 2014/6987/P) following enforcement action. The enforcement action relates to:

At basement level, an unauthorised basement extension is now shown as filled in with soil. This extension had the effect of linking the separate basements of the two separate houses, so destroying the plan form evidence of their original separation and therefore harming the special interest of the listed building. The basement is to be dry lined. Downlights remain in the basement, where they are not visible from outside.

On the ground floor, the floor in the hall, which was originally timber and had been replaced with stone tiles without consent, to the detriment of the listed building, is now shown as timber. The ground floor was fully fitted with downlights without authorisation, to the detriment of the listed building; the current application removes them all, apart from in the two modern rear extensions and the garage conversion. Unauthorised, grand stone fireplaces in the three front rooms are to be reinstated to more modest designs: evidence has been supplied for the reinstatement of room 3's fireplace as a timber shelf; a design has been submitted for the restitution of the dining room fireplace; the fireplace in the hall, which replaces an empty open

hearth, has been reduced in grandeur to something more appropriate to the relatively low status of the original houses.

On the first floor, an illegally installed marble bathroom is shown as completely removed from room 14. All downlights are removed.

Separate designs have been provided for skirting boards upstairs and downstairs. A plain design has been supplied for door architraves.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 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.
- 5 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

2017/4414/L

David T. Joyce

David Joyce
Director of Regeneration and Planning