

Mr Steven Gray  
Architectural Design Services  
36 Lakeside Crescent Barnet  
EN48QJ

Application Ref: **2018/0233/L**  
Please ask for: **Colette Hatton**  
Telephone: 020 7974

6 April 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**5 Holly Place**  
**London**  
**NW3 6QU**

Proposal:  
Refurbishment of building including repair of the roof.  
Drawing Nos:

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: Application form, Site Plan 1, Site Plan 2, Design Heritage Statement AMENDED 06.04.2018 1.0(2), NW3 EXISTING 12 02 2018,



Proposed Drawing 2352 2H Revised.

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.

- 4 Samples of the floorboards and the roof tiles shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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.

- 5 Notwithstanding the approved drawings, consent is not granted for the widening of the opening between the front room and the hallway at ground floor level.

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 5 Holly Place is a grade II listed building within the Hampstead Conservation Area. The building was built in 1816 and forms part of a terrace that surrounds St. Mary's Roman Catholic Church. The building is stucco apart from the top floor, which is constructed from yellow stock bricks. The building has timber sash windows with a slate roof.

The building has recently fallen into some disrepair and is in need of maintenance. There have also been some unsympathetic alterations such as the removal of historic flooring and the addition of a partition at second floor level. The current application proposes to reinstate lost fabric and to ensure the building is properly maintained.

At ground floor level it is proposed to reinstate the wood floor in the front room and to retile the entrance hall. It is also proposed to widen the entrance to the front room. The existing opening, although set within a modern partition, is likely to be reflective of the historic plan form and as a result a condition will be added to the consent preventing this part of the proposals going ahead. At first floor level, it is proposed to reinstate the floor boards in the front room, and to the rear room a bathroom is installed. At second floor level alterations include the replacement of a bathroom. At roof level, it is proposed to replace any defective tiles. Upon

inspection it appears many of the tiles are not in good condition and cannot be reused, tiles that exactly match the existing will replace the damaged tiles.

The proposals will not harm any historic fabric however in order to ensure the special interest of the building is not compromised, a condition will be added to the consent asking for samples of the wood flooring and the roof tiles to be submitted to and approved by the Council prior to any works taking place.

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.

- 2 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).
- 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.
- 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

2018/0233/L

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning