

Mrs Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

Application Ref: **2018/3218/L**
Please ask for: **Elizabeth Martin**
Telephone: 020 7974 **1204**

9 August 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 Holly Hill
London
NW3 6SE

Proposal:
Replacement of a part-demolished wall forming part of the side garden of No. 12 Holly Hill.
Drawing Nos: P3965 04 P3,
P3965 01 P3,
P3965 02 P3,
P3965 03 P3,
Planning Design Access and Heritage Impact Statement 26 06 18

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: P3965 04 P3, P3965 01 P3, P3965 02 P3,P3965 03 P3, Planning Design Access and Heritage Impact Statement 26 06 18

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 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.
- 2 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.
- 3 Reason for granting listed building consent: [Delegated]
12-14 Holly Hill are a pair of early 19th century stock brick terraced houses with stucco bands at upper floors, now forming one dwelling. Grade II listed, the buildings lie in the Hampstead Conservation Area. This Conservation Area is of considerable quality and variety with its special character defined by its topography, the Heath, the range, excellence and mix of buildings, the street pattern and Hampstead's historical association with clean water and fresh air. The application relates to an adjoining wall which has been dismantled following bulging and imminent collapse due to the issues set out in the application, including the horizontal garden behind and lack of foundations. It seeks to rebuild the wall, reinstating it to its original appearance, incorporating piles behind the line of the original wall and building a reinforced concrete retaining wall that underpins the wall and rests on the piles behind the restored brickwork. The purpose of this is to hold back the horizontal garden behind and prevent future collapse. The wall will be rebuilt using yellow stock bricks salvaged from the original wall wall and will be supplemented where necessary with reclaimed yellow stocks of the same size. A sootwash will also be applied to the rebuilt area of the wall to ensure that the bricks

and mortar blend with the retained material.

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.

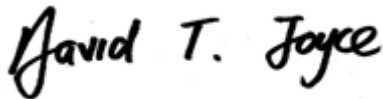
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

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.

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