

Mr Peter Morris
82 South Hill Park
London
NW3 2SN

Application Ref: **2018/0367/L**
Please ask for: **Jaspreet Chana**
Telephone: 020 7974 **1544**

16 August 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
80-90 South Hill Park
London
NW3 2SN

Proposal:
Demolition of part of an existing boundary timber fence and replacement with metal railings

Drawing Nos: 80-90-001, 80-90:002, 80-90:003, 80-90:004, 80-90:005 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 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: 80-90-001, 80-90:002, 80-90:003, 80-90:004, 80-90:005 Rev A,

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 Reasons for granting permission:

The existing fence is made up of two sections and is within the curtilage of 80-90 South Hill Park which are a terrace of Grade II Listed Buildings. The first section of the fence, to the northern end which encloses what use to be an electricity sub-station but now is part of the communal garden. This northern part of the fence is to be retained. The second section of the fence runs south across the site down to the pond and incorporates a trellis.

The proposal involves the replacement of the close boarded fence from where the substation use to be sloping down towards the pond with metal railings. The existing fence is in a poor state of repair, with various posts having decayed and are at risk of falling in various places.

The new design would incorporate a steel post and arrow head railings painted in dark brown/green matt colour finish. The new design style and finish would match many other examples around Hampstead Heath, including around the perimeter of Kenwood House which is adjacent to the subject site. The proposed arrowhead railings would appear suited to the subject site and would be more practical and durable than if being replaced by a close boarded fence within the location of substantial planting.

The works would not affect any historic fabric and would not have a notable impact on the historic plan form of any of the Grade II Listed Buildings as there would be a separation distance of 15-20 metres from the rear of the terrace to the new railings.

The proposal was advertised by placement of a press and site notice to which no responses were received. The site's planning history has been taken into account when making this decision.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

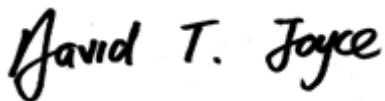
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 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

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