

Application ref: 2018/2891/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 10 September 2018

Development Management
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Burwell Deakins Architects
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SE13 7SF

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Gainsborough Gardens
London
NW3 1BJ**

Proposal:

Minor alterations and refurbishment of some of the internal spaces, and modifications to basement staircase to improve accessibility.

Drawing Nos: Application form, 785_PL_001 Location Plan(1), 785_PL_010, 785 Design and Access Statement Rev A(2), Existing Basement Plan(1), 785_PL_011 Existing Ground Floor Plan(1), 785_PL_012 Existing First Floor Plan(1), 785_PL_013 Existing Second Floor Plan(1), 785_PL_020 Existing North West Elevation(1), 785_PL_021 Existing North East Elevation(1), 785_PL_014 Existing Roof Plan(1), 785_PL_025 Existing Section A-A(1), 785_PL_030 Demolition Basement Plan(1), 785_PL_032 Demolition Second Floor Plan(1), 785_PL_026 Existing Section B-B(1), 785_PL_035 Demolition Section A-A(1), 785_PL_040 Proposed Basement Plan(1), 785_PL_023 Existing South East Elevation(1), 785_PL_036 Demolition Section B-B(1), 785_PL_024 Existing South East Elevation II(1), 785_PL_042 Proposed First Floor Plan(1), 785_PL_056 Proposed Section B-B(1), 785_PL_022 Existing South West Elevation(1), 785_PL_055 Proposed Section A-A(1), 785_PL_043 Proposed Second Floor Plan(1), 785_PL_031_C_Demolition Ground Floor Plan(2), 785_PL_041_C_Proposed Ground Floor Plan(2), 785_PL_045_A_Basement Door Elevations(2).

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, 785_PL_001 Location Plan(1), 785_PL_010, 785 Design and Access Statement Rev A(2), Existing Basement Plan(1), 785_PL_011 Existing Ground Floor Plan(1), 785_PL_012 Existing First Floor Plan(1), 785_PL_013 Existing Second Floor Plan(1), 785_PL_020 Existing North West Elevation(1), 785_PL_021 Existing North East Elevation(1), 785_PL_014 Existing Roof Plan(1), 785_PL_025 Existing Section A-A(1), 785_PL_030 Demolition Basement Plan(1), 785_PL_032 Demolition Second Floor Plan(1), 785_PL_026 Existing Section B-B(1), 785_PL_035 Demolition Section A-A(1), 785_PL_040 Proposed Basement Plan(1), 785_PL_023 Existing South East Elevation(1), 785_PL_036 Demolition Section B-B(1), 785_PL_024 Existing South East Elevation II(1), 785_PL_042 Proposed First Floor Plan(1), 785_PL_056 Proposed Section B-B(1), 785_PL_022 Existing South West Elevation(1), 785_PL_055 Proposed Section A-A(1), 785_PL_043 Proposed Second Floor Plan(1), 785_PL_031_C_Demolition Ground Floor Plan(2), 785_PL_041_C_Proposed Ground Floor Plan(2), 785_PL_045_A_Basement Door Elevations(2).

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 5 Gainsborough Gardens is a grade II listed building within the Hampstead conservation area. The building is a detached villa, constructed from red brick with a tile hung upper floor. Gainsborough Gardens was developed between 1882 and 1895. The building has been listed grade II as a result of the quality of the design and materials, the survival of the plan form and the strong group value with other houses in Gainsborough Gardens.

The proposed alterations involve the replacement of the stairs leading to the basement from ground floor and the removal of some partitions at basement level. The existing staircase is not historic, there's also no evidence to suggest

that the form of the staircase replicates the historic staircase. The replacement stairs take a slightly different form, having slightly wider treads where the staircase turns, but are in the same position as the existing stair. The partitions to be removed at this level are modern additions and do not add to the significance of the building.

At ground floor level, initial proposals included the erection of additional partitions in the kitchen. As the intact plan form is noted as one of the reasons for listing in the list description, a less intrusive reconfiguration in this part of the building was negotiated and is included in the revised drawings.

At first floor level the existing bathrooms are to be refurbished.

At second floor the existing bathroom will be refurbished and a kitchenette installed. Servicing for these already exists, as a result, additional pipework and servicing will not be necessary.

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

As the works affect only the internal parts of the building, no consultation has taken place. 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.

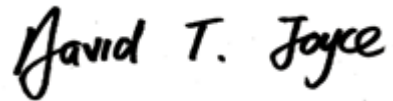
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning