

Application ref: 2018/2525/L
Contact: Gideon Whittingham
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Date: 3 October 2018

Development Management
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BB Partnership
Studios 33-34
10 Hornsey Street
London N7 8EL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 The Mount
London
NW3 6SZ

Proposal: Lower depth and increase width of rear lightwell along with installation of new external stair and balustrade, installation of metal railings to front boundary wall and front elevation brickwork altered and associated internal layout alterations.

Drawing Nos: FWG_001; FWG_002; FWG_003; FWG_004; FWG_101; FWG_102
REV E; FWG_103 REV E; FWG_104 REV D; FWG_105 REV D; FWG_106 REV B;
WINDOW SCHEDULE.

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 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.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
 - b) Plan, elevation and section drawings of all new window glazing at a scale of 1:10 with typical glazing bar details at 1:1.
 - c) Plan, elevation and section drawings of all stone work at a scale of 1:10, including samples of those materials (to be provided on site).

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

FWG_001; FWG_002; FWG_003; FWG_004; FWG_101; FWG_102 REV E; FWG_103 REV E; FWG_104 REV D; FWG_105 REV D; FWG_106 REV B; WINDOW SCHEDULE.

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 listed building consent

The proposal would alter an existing lightwell at rear ground floor level so that its depth is lowered (by 49cm) and railings and a York stone stairway are installed to provide access to the lower ground floor level. These alterations, by virtue of their location at rear lower / ground floor level, materials and detailed design, are considered sympathetic and would preserve the building and its setting.

The limited depth proposed would not trigger the requirement of a Basement Impact Assessment (BIA) in this instance, as per CPG Basements and Policy BA1: Local requirements for Basement Impact Assessments of the Hampstead Neighbourhood Plan. In addition, given its scope, the proposal would not trigger the requirement for a Basement Construction Plan (BCP) as per Policy BA2: Basement Construction Plans of the Hampstead Neighbourhood Plan.

The alterations to the front include the boundary wall, railings and paving are an improvement and reference traditional features noted on neighbouring buildings in the vicinity.

Internally the proposed changes would preserve the special interest of the listed interior. Externally the new windows would not result in the loss of historically valuable windows and further details shall be secured by way of condition. The minor changes to the approved extensions would preserve the special interest of the grade II listed building.

The planning history of the site has been taken into account when coming to this decision. No comments were received during the course of this application.

On the basis of the information provided, Historic England do not consider to be notified of this application under the relevant statutory provisions, details of which are attached.

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.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policy D2. The proposed development also accords with the London Plan 2016, the National Planning Policy Framework 2018 and the Hampstead Neighbourhood Plan 2018-2033.

- 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 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

David T. Joyce

David Joyce
Director of Regeneration and Planning