

Application ref: 2018/3025/L
Contact: Ben Farrant
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Date: 18 December 2018

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BPS(UK) Limited
14 Cedarhurst Drive
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SE9 5LP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Mount Vernon Apartments
Mount Vernon
London
NW3 6PZ

Proposal: Rear extension and alterations to existing garage to form a porter's office;
raising of front boundary wall.

Drawing Nos: Location Plan (unnumbered), Existing Elevations (unnumbered), Existing Floorplans (unnumbered), Proposed Elevations (unnumbered), Proposed Floorplans (unnumbered) & Arboricultural Impact Assessment by MMarboriculture.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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: Location Plan (unnumbered), Existing Elevations (unnumbered), Existing Floorplans (unnumbered), Proposed Elevations (unnumbered), Proposed Floorplans (unnumbered) & Arboricultural Impact Assessment by MMarboriculture.

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 The existing capping stones to the boundary wall shall be removed prior to the commencement of construction work on the boundary wall, retained on site and re-laid as part of the approved boundary alterations.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for Granting Consent:

Proposed is the relocation of the existing porter's office from a basement to on site garage, and rear extension to the newly formed porter's office (1m depth; 2.7m width; 2.1m height). The boundary wall would be built up by 5 brick courses to obscure an increased roof height to the newly formed porter's office from the street, and French doors would be installed on the front elevation (to replace the existing garage doors).

It is noted that the garage is a modern addition to the host Listed Building but is listed by virtue of being connected to the host building. The site is within the Hampstead Conservation Area.

The alterations proposed are considered to be of an acceptable siting, scale and design (subject to the attached conditions), and the increased height of the boundary wall would not cause harm to the character, appearance or historic interest of the property or surrounding conservation area. It is noted that the details of the materials are an important element of this scheme, notably the proposed brickwork and fenestration details which have been required by a condition attached to the planning permission. It is further noted that the capping stones to the boundary wall are a key element of the boundary which runs along Frogna; in order for the development to be considered acceptable, a condition shall be attached ensuring the capping stones are removed and relayed above the proposed increased height boundary wall.

The proposed alterations are therefore considered to have a neutral impact on the setting of the Listed Building and the surrounding Hampstead Conservation Area, serving to preserve the character, appearance and historic interest of the area.

One objection was received in response to the public consultation which was supplemented by a report from a Structural Engineer, this has been duly noted. The planning and appeal history of the application site has been considered in the determination of this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing

the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the above assessment, the proposed development is in general accordance with policies DH1 & DH2 of the Hampstead Neighbourhood Plan (2018), D1 & D2 of the Camden Local Plan (2017), the London Plan (2016), and the National Planning Policy Framework (2018).

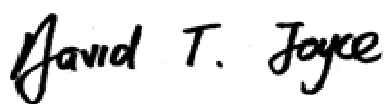
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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