

Application ref: 2019/1489/L  
Contact: Anna Foreshew  
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Date: 9 August 2019

**Development Management**  
Regeneration and Planning  
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Seb Kouyoumjian RIBA  
55 Salisbury Walk  
London  
N19 5DS

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**18 Holly Mount**  
**London**  
**NW3 6SG**

Proposal:

External render replacement to front (south-west) elevation, replacement of a non-original casement and minor internal alterations comprising extending the kitchen base unit.

Drawing Nos: Site Location Plan; Design & Access Statement, plus Heritage Statement; 1905-01(RP)01-B Render Repair Proposal Revision B; (20)M-201; (70)M-401; (70)M-402.

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:

Site Location Plan; Design & Access Statement, plus Heritage Statement; 1905-01(RP)01-B Render Repair Proposal Revision B; (20)M-201; (70)M-401; (70)M-402.

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.

- 4 a) Before work begins, a specification for the external render to be used shall be approved in writing by the Local Planning Authority to define the mortar mix and number of coats.  
  
b) Before work begins, sample panel of the new render shall be provided on site showing the proposed render mix and final surface texture, and the materials and methods approved in writing with the Local Planning Authority and carried out accordingly.

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 The site is a grade II listed building located on the east side of Holly Mount, dating from the early/mid-18th century. The building is a two storey property and basement, and is located within the Hampstead Conservation Area.

Revised plans were negotiated and submitted for the following: External render repairs, replacement of a non-original casement, and minor internal alterations comprising extending the kitchen base unit.

The current application seeks to address cracks and blown cement render on the south-west elevation fronting on to Holly Mount. The proposals comprise the removal of a small area of the cement render as a trial. If this render can be easily removed without damage to historic fabric, this will be replaced with a lime render. If the render adheres well to the fabric, it will not be removed, and the existing cracks will be repaired with lime mortar. Furthermore, existing lime mortar will be sent for mortar analysis for the specification of the lime mix. Hand tools will be used to carefully remove cement render. A breathable paint finish will be applied. The proposals are considered to be acceptable and will preserve the special interest of the listed building.

The proposals also involve the replacement of a non-original existing single-

glazed casement at attic level. The design of the proposed casement is a similar quality to the existing, and is considered to be acceptable. The application proposes minor alterations, including extending the kitchen unit and like-for-like repairs to windows and doors. The proposals are considered to be acceptable and to preserve the special interest of the grade II listed building.

Public consultation was undertaken by placement of a press notice and site notice. One comment was received on 13/07/2019 in connection with dust and building materials. These are dealt with through conditions attached to the decision notice.

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.

- 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is

subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer