

Application ref: 2019/3204/L  
Contact: Anna Foresheaw  
Tel: 020 7974 3857  
Date: 4 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Trevor Jones  
Meadow Bank Cottage  
Springwood Road  
Rawdon  
Leeds  
LS19 6BH

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

#### **Listed Building Consent Granted**

Address:  
**Lloyds Bank**  
**40 Rosslyn Hill**  
**London**  
**NW3 1NL**

Proposal:  
Removal of external signage and an external ATM on a Grade II\* listed building.

Drawing Nos: Site Location Plan; 50205300-AREX-E1-0210 REV. A; 50205300-AREX-00-0110 REV. A; 50205300-AREX-E2-0211; 50205300-AREX-E2-0201; 50205300-AREX-E1-0200; 50205300-AREX-00-0100; Heritage Statement Rev. A; Design & Access Statement.

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; 50205300-AREX-E1-0210 REV. A; 50205300-AREX-00-0110 REV. A; 50205300-AREX-E2-0211; 50205300-AREX-E2-0201; 50205300-AREX-E1-0200; 50205300-AREX-00-0100; Heritage Statement Rev. A; Design & Access Statement.

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 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) Plan, elevation and section drawings of the reinstated glazing bars and glazing to the front ground floor window (westernmost bay) at a scale of 1:10 with typical moulding details at a scale of 1:1.

b) Details of the proposed metalwork railing to the front ground floor window (westernmost bay), including elevation and section drawings at a scale of 1:10 with moulding details at a scale of 1:1.

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 application site is an attractive grade II\* listed bank located in the Hampstead Conservation Area. The property dates from c.1895-6 and designed by Horace Field in the Edwardian Baroque architectural style. The property comprises three floors, a basement and attic storey. It is constructed from red brick with stone dressings and quoins, and a slated roof with dormers. The ground floor to the main frontage has three large round-arched windows with rusticated voussoirs.

The proposals involve the removal of an ATM in the round-arched window of the main frontage at ground floor level. Glazing bars and glazing would be reinstated. The proposals also include the reinstatement of the ornamental metalwork railing in front of the same window, which is no longer in situ. The application also proposes minor alterations, including the removal of modern signage, lighting, a security camera, and two vents on the front and side elevations. The restoration of these features, the removal of visual clutter and the repairs would preserve the special interest of the grade II\* listed building.

Public consultation was undertaken by placement of a press notice and site notice. The Hampstead CAAC initially objected on 25/08/2019, but withdrew their objection on 27/08/2019 following revised drawings. Historic England was consulted, whereby a response was received on 24/07/2019 authorising the London Borough of Camden to determine this application. The site's planning history was taken into account when coming to 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer