

Application ref: 2019/2381/L  
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Date: 4 September 2019

**Development Management**  
Regeneration and Planning  
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Ms Olivia Johnson  
7  
Holly Mount  
London  
NW3 6SG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:

Replacement of windows.

Drawing Nos: Application form, 7 Holly Mount Front Elevation, 7 Holly Mount Design and Access Statement, 7 Holly Mount RHS elevation, 7 Holly Mount Basement Rear Kitchen, 490777-c85869e1-e876-4106-ac14-3bc4738014d7, 7 Holly Mount Interior Photos FINAL, 490776-b24845a5-e5b2-4789-8b25-b4ed677597c9, 33021 JOHNSON\_ITEM 9 rev B(2), 33021 JOHNSON\_ITEM 6 REVISED 9 AUG(2), 33021 JOHNSON\_ITEM 2 REVISED 9TH AUG(2), 33021 JOHNSON\_ITEM 8 REVISED 9 AUG(2), 33021 JOHNSON\_ITEM 5b(2), 33021 JOHNSON\_ITEM 7 rev B(2), 33021 JOHNSON\_ITEM 4B(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, 7 Holly Mount Front Elevation, 7 Holly Mount Design and Access Statement, 7 Holly Mount RHS elevation, 7 Holly Mount Basement Rear Kitchen, 490777-c85869e1-e876-4106-ac14-3bc4738014d7, 7 Holly Mount Interior Photos FINAL, 490776-b24845a5-e5b2-4789-8b25-b4ed677597c9, 33021 JOHNSON\_ITEM 9 rev B(2), 33021 JOHNSON\_ITEM 6 REVISED 9 AUG(2), 33021 JOHNSON\_ITEM 2 REVISED 9TH AUG(2), 33021 JOHNSON\_ITEM 8 REVISED 9 AUG(2), 33021 JOHNSON\_ITEM 5b(2), 33021 JOHNSON\_ITEM 7 rev B(2), 33021 JOHNSON\_ITEM 4B(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 7 Holly Mount forms part of a pair of buildings constructed in the mid 18th century. The building is set over four floors and is built from multi-stock bricks. The windows have been replaced over the years and some of the openings have been altered. The proposals are to replace the windows with single glazed sash and casement windows.

The existing windows are likely to have been installed during the 20th century. They are a mixture of casement and sash windows, all are single glazed and the sash windows have horns. The replacement windows are single glazed with an ovolo profile, the sash windows do not have horns.

The existing windows are not historically accurate as result of the horns on the sash windows and are in poor condition. The proposed windows are a closer match to the historic windows as a result of the lack of horns and will better fit the architectural style of the building. As a result the proposals are acceptable.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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.
- 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer