

Application ref: 2019/4183/L
Contact: Mark Chan
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 2 1st Floor Rear
12 Rossllyn Hill
London
NW3 1PH

Proposal:

Amalgamation of 2 flats to create 1 x 3 bed flat at first floor level with minor interior alterations.

Drawing Nos: Site Location Plan, Heritage Statement, Design and Access Statement, ROS12-PL-GA-01, ROS12-PL-GA-02, ROS12-EX-GA-01 and ROS12-EX-GA-02

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:

Drawing Nos: Site Location Plan, Heritage Statement, Design and Access Statement, ROS12-PL-GA-01, ROS12-PL-GA-02, ROS12-EX-GA-01 and ROS12-EX-GA-02 (Last received 25/09/2019)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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) Details of new door at a scale of 1:5 with moulding details at a scale of 1:1;
 - b) Details of all new servicing and its relationship with surrounding historic fabric;
 - c) Details of all new internal joinery at the appropriate scales.

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 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.

- 5 No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building.

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 consent:

The application site is located in the Hampstead Conservation area and contains a Grade II Listed Building. The proposal consists of the amalgamation of 2x existing flats to form a single 3-bedroom flat with minor interior alterations.

In the existing 1-bedroom flat, the entrance door and door opening will be blocked off and the internal partition walls between the bedroom and bathroom and between bedroom and living room will both be demolished. However, as they are not original apart from the internal partition wall between the bedroom and bathroom, it is considered to be acceptable. Whilst the internal partition wall between the bedroom and the bathroom is likely to be of historic fabric, this could be justified by the fact that the plan form in the flat has already been

altered and there would be benefits in creating a more convenient layout.

It is also proposed to create a new door opening between the existing flats to connect them internally. At present, the flats are accessed via their entrances off the main stairwell. It is likely this proposal will result in loss of historic fabric but this could be justified as this is the only reasonable way to link up the flats and create a more convenient layout. A traditional hinged door is introduced to the new door opening. This design is considered to be characteristic and in line with a property of this character and age.

Other minor internal alterations are proposed in the existing 2-bedroom flat. These include the re-configuration of non-original internal wall partitions and blocking up a non-original door opening. There are no objection to these proposed alterations as it will result in no loss of historic fabric and would not harm the significance of the listed building.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer