

Application ref: 2019/3278/L
Contact: Rachel English
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Mrs Julia Gosman
Vine House,
6 Hampstead Square
London
NW3 1AB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Vine House
6 Hampstead Square
London
NW3 1AB

Proposal:

Removal of existing plant room and greenhouse and erection of replacement single storey garden house building; erection of new binstore; replacement of existing window on west elevation with doors; and associated internal alterations including relocation of kitchen and reinstatement of features.

Drawing Nos: Site location plan, VH-PL-01, (13441-) S002, P003-C, P004-C, P005-B and P006-B; Archangel Heritage Statement dated 24th June 2019, Design and 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 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 London Borough of Camden Local Plan 2017.

- 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) Samples and/or manufacturer's details of new facing materials for the extension. (to be provided on site and retained on site during the course of the works).
 - b) Detailed drawings of the new west facade doors which should be single glazed and timber framed.
 - c) Details of proposed landscaping of lowered ground level outside new doors on west facade

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, VH-PL-01, (13441-) S002, P003-C, P004-C, P005-B, P006-B.

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 Reason for granting consent:

The existing rear extension was constructed in the early part of the 20th century. The host listed building's significance is not derived from the extension, thus its demolition is considered acceptable.

The proposed extension is marginally larger than the existing extension and is accessed through a reinstated doorway from the main house. The location, footprint and size of the extension remain subordinate to the main house. The design and materials are sympathetic to the house. The timber boarding matches other ancillary buildings on the site, creating some unity, and also ensures the extension does not compete with or draw attention from the principal building. The timber windows and doors and lead roof are all in-keeping with the age and aesthetic of the main building. The proposals would preserve the character and appearance of the host listed building.

The proposed bin store is modest in size and sympathetically designed. It is acceptable and will not harm any significance or fabric of the listed building.

The window to the west elevation has been significantly altered during the previous century and thus the proposal to drop the sill and create doors here is acceptable.

The internal alterations include the blocking up and reopening of various doorways within the boot room and pantry at ground floor level. It is likely the alterations restore the historic plan form, although there is no evidence to confirm this. No harm is caused by these alterations to the listed building's special interest.

A condition is attached to require all facing materials and the alterations to garden levels adjoining the new west doors to be submitted for approval.

One objection and one comment were received following statutory consultation and duly taken into account when assessing this application. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer