

Application ref: 2017/6951/L
Contact: Emily Whittredge
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Development Management
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RPS Group
RPS CgMs
140 London Wall
London
EC2Y 5DN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Studio House
1 Hampstead Hill Gardens
London
NW3 2PH

Proposal:

Excavation of basement level extension and formation of lightwell. Erection of replacement conservatory to side elevation; associated internal and external alterations.

Drawing Nos: 525/A/1.3001 Rev B, 525/A/1.2001 Rev B, 525/A/1.1001 Rev C, 525/A/1.0000 Rev D, 525/A/1.3000 Rev A, 525/A/1.1004, 525/A/1.2000 Rev A, 525/A/1.1002 Rev B, 525/A/1.1003, 525/A/1.0004 Rev A, 525/A/1.0002 Rev A, 525/A/1.0003 Rev A, 525/A/1.0001 Rev A, Arboricultural Impact Assessment (Indigo, March 2019), 525/A/1.6000 Rev A, 525/A/1.6000 Rev A, Revised Basement Impact Assessment Report (BIA) by RPS; Planning Statement by RPS, November 2017; Schedule of Works by RPS, November 2017; Tree Survey Data by Indigo Surveys, October 2017; Construction Management Plan, November 2017; Basement Construction Method Statement by BCS Consulting, 29 September 2017; Suggested Structural Monitoring Plan by BCS Consulting, 14 May 2018; Foundation Underpinning Design by BCS Consulting, undated; Revised Ground Movement Assessment report (GMA) by RPS, Rev.05 (February 2019), Foundation Design, Construction Method Statement, Groundsure Premier Utility Report, Design and Access Statement (Nick Leith Smith).

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: 525/A/1.3001 Rev B, 525/A/1.2001 Rev B, 525/A/1.1001 Rev C, 525/A/1.0000 Rev D, 525/A/1.3000 Rev A, 525/A/1.1004, 525/A/1.2000 Rev A, 525/A/1.1002 Rev B, 525/A/1.1003, 525/A/1.0004 Rev A, 525/A/1.0002 Rev A, 525/A/1.0003 Rev A, 525/A/1.0001 Rev A, 525/A/1.6000 Rev A, 525/A/1.6000 Rev A

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) Typical details of new lightwell grille at a scale of 1:10 including materials, finish and method of fixing.
 - b) Plan, elevation and section drawings of all new windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.
 - c) Samples and/or manufacturer's details of new facing materials including a sample panel of the brickwork to be provided on site and retained on site during the course of the works.

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 Notwithstanding the details hereby approved, the existing brick corbels of the foundations shall be retained in perpetuity.

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 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).
- 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.
- 3 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.
- 4 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.
- 5 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.

Daniel Pope
Chief Planning Officer