

Application ref: 2019/2797/L
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 2 April 2020

Development Management
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Burwell Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Gainsborough Gardens
London
NW3 1BJ**

Proposal:

Replacement of double doors to front and rear gardens.

Drawing Nos: 785_A_020 Rev A; 785_A_021 Rev A; 785_A_022 Rev B; 785_A_023 Rev B; 785_A_024 Rev A; 785_A_025 Rev A; 785_A_026 Rev B; 785_A_027 Rev B; 785_PL_101 Rev B; 785_PL_111 Rev B; 785/PL/120 Rev B; 785/PL/124 Rev B.

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:

785_A_020 Rev A; 785_A_021 Rev A; 785_A_022 Rev B; 785_A_023 Rev B;

785_A_024 Rev A; 785_A_025 Rev A; 785_A_026 Rev B; 785_A_027 Rev B; 785_PL_101 Rev B; 785_PL_111 Rev B; 785/PL/120 Rev B; 785/PL/124 Rev 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.

- 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 Reasons for granting listed building consent:

The proposal includes a like for like replacement of front and rear French doors.

The front doors are made of timber with timber panelling and nine window panes above each side of the door. The proposed replacement would preserve the appearance of existing doors, type and dimensions of fenestration. The existing windows are single glazed and the proposal would retain this feature. An integrated locking system is also proposed within the door frame, which is acceptable.

To the rear, the existing doors are similar with the ones in the front, but have six window panes above each side of the door. The proposed replacement would preserve the appearance of existing doors, type and dimensions of fenestration. The existing windows are single glazed and the proposal would retain this feature. An integrated locking system is proposed within the door frame which is acceptable.

Overall, the proposed replacement would preserve the character and appearance of the host building, streetscene and wider area. 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 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The proposals also respond to Hampstead Neighbourhood plan policies DH1 and DH2.

Due to the nature of the proposals, it is considered that no significant harm would be caused to the neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017 and policies DH1 and DH2 of Hampstead Neighbourhood Plan 2018. The development would also accord with the National Planning Policy Framework 2019 and the Draft London Plan 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.
- 3 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.
- 4 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer