

Application ref: 2019/6254/L
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 28 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Cox & Jones Ltd
14 Donnington Road
Worcester Park
KT4 8EN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Hampstead Hill Gardens
London
NW3 2PH**

Proposal:

Rebuilding of front boundary wall and refurbishment of existing railings and gate plus the provision of additional railings, gate and pier at the east end.

Drawing Nos: Site Location Plan; BD-01; BD-02E; BD-03; 5 Photographs; Design & Access and Heritage 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; BD-01; BD-02E; BD-03; 5 Photographs; Design & Access and Heritage Statement.

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) Elevation, section and plan drawings of new railings, and new gate at a scale of 1:10 with typical details, including materials, finish and method of fixing into the brick wall.
 - b) Elevation, section and plan drawings of new pier at a scale of 1:10 with typical details.
 - c) Samples and manufacturer's details of brick and coping stone. The new coping stone shall match the existing coping stone as closely as possible in material and detail, including profile.
 - d) Sample panel of the brickwork (for the front boundary wall) demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site. The sample panel shall be retained on site until the work has been completed.
 - e) Details of the method of fixing the electronic gate release and letterbox onto the main entrance gates and railings.

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 Prior to the commencement of works, a method statement, showing the repairs to the gate and railings, including details of the dismantling of the railings, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 6 All the elements of the development, whereby their removal to be taken off site for assessing and repairs is required (railings and gate), must be re-instated within 6 months from the date of their removal.

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 proposal is for the rebuilding of the existing boundary wall which is in a very poor condition. Cracked, inward leaning and some missing stone caps have rendered the wall quite unsafe. The rebuilding of the boundary wall would be done re-using most of the existing bricks. Reclaimed bricks are to be used to make the shortfall - in keeping with the historic heritage of the listed host property. The pointing is to also be traditional, by being thin and flush.

The existing railings and gates are heavily corroded and thus also in poor condition. Although some parts of the railings and gates can be refurbished, others are clearly beyond repairs and will need to be replaced. It is proposed to take them off site to be stripped and assessed to determine what can be repaired/salvaged, and what will need replacing like for like.

A letter box and electronic gate release are to be added onto the refurbished gate. Both items, due to their small size, are discreet and would not detract from the overall form and ornate nature of the gate's architectural design.

The proposed works would be similar in nature, scale and design to the previously approved scheme here, reference 2017/2126/L granted consent on 12/06/2017. The amendments to the previously approved front boundary wall involve the extension of the railings over a low wall and the introduction of a metal gate and brick pier at the eastern end. The proposal also adds the same detail of a letterbox and electronic gate release to the new gate entrance at the eastern end. The introduction of a pier at the eastern end and the reduction in height of the adjacent brick wall are considered to be welcomed enhancements to the scheme.

The additional railings, gate and pier are considered to be acceptable in heritage terms and will preserve the special interest of the grade II listed building and its boundary treatment.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

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

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
Director of Economy, Regeneration and Investment