

Application ref: 2020/1177/L
Contact: Tony Young
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 22 September 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

OPEN London
Mermaid House
2 Puddle Dock
Blackfriars
London
EC4V 3DB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Gardnor House
Gardnor Road
London
NW3 1HA

Proposal: Internal and external alterations in connection with the upgrade of existing security and CCTV system, including new CCTV cameras, motion sensors and entry system monitors.

Drawing Nos: (11193-)01 to 05 (inclusive); (19023-)100 rev P2, 101 rev P2, 102 rev P2, 103 rev P2, 104 rev P2, 105 rev P1; Design and Access (with Heritage) Statement (rev 2) from Open London dated July 2020; Security Photo Survey received 17/07/2020.

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: (11193-)01 to 05 (inclusive); (19023-)100 rev P2, 101 rev P2, 102 rev P2, 103 rev P2, 104 rev P2, 105 rev P1; Design and Access (with Heritage) Statement (rev 2) from Open London dated July 2020; Security Photo Survey received 17/07/2020.

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, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a. Full details of methods of fixing for all security and CCTV equipment, including new cameras, motion sensors and entry system monitors.

The relevant parts 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.

- 5 The apparatus hereby approved shall be removed from the building as soon as reasonably practicable when no longer required.

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 site is a large detached Grade II* listed house, set within its' own grounds facing Flask Walk and Gardnor Road. The house was built in 1736 in a Georgian style with slated mansard roof, dormers and tall brick chimney-stacks. The host building and grounds are enclosed by a perimeter brick garden wall which is Grade II listed. The property is located within the Hampstead Conservation Area.

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II* listed building and Grade II listed

garden wall, and their features of special architectural or historic interest.

The proposal seeks to upgrade existing security and CCTV system by installing external cameras, motion sensors and entry system monitors to provide a higher level of surveillance. Any external cabling necessary for CCTV purposes would enter the building directly behind each camera through small, unobtrusive wall openings, using existing openings where possible, and would be run back internally to the basement where existing plant and security apparatus are located.

Most equipment would replace existing security apparatus located in the same locations and would be sufficiently inobtrusive as not to harm the listed building. It is noted that a large amount of redundant services would also be removed as part of the proposals and the darker shade of the replacement equipment would serve to minimise visibility. Moreover, the discreet size and positioning of all proposed external equipment, along with the difference in levels between the street and the property, would ensure that it is not widely visible from within the public realm.

Internally, new wireless and demountable window sensors would be installed, and small entry system monitors would be positioned as discreetly as possible, typically above existing light switch locations to minimise any noticeable presence. Any methods of fixing, associated with both the internal and external installation of equipment, would be reversible in nature which in listed building terms is a temporary arrangement that would allow for the proposals. A condition would be attached to any approval requiring details of methods of fixing to be provided prior to the relevant parts of the works being carried out.

The proposals have been reviewed by the Council's Conservation Officer and considered acceptable. Overall, in terms of the design, size, colour, location and materials, the proposal is considered to preserve the special architectural and historic interest of the listed building, and the character and appearance of the wider Hampstead Conservation Area, in compliance with Council policies and guidance, and is acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Historic England has issued a letter of flexible authority to the Council to determine the application.

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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2016, the Draft London Plan (Intend to publish) 2019 and the National Planning Policy Framework 2019.

- 2 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).

- 3 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.
- 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.

- 5 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.

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



Daniel Pope

