

Application ref: 2020/2553/L
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Date: 25 November 2020

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

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BB Partnership Ltd.
Studios 33-34
10 Hornsey Street
London
N7 8EL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Pilgrim's Lane
Hampstead
London
NW3 1SJ

Proposal: Erection of single storey rear extension and relocation of kitchen from basement to ground floor extension; Internal and external alterations including to flooring, fireplaces, modern ceiling partitions and roof.

Drawing Nos: (FZD_): 001, 100, 101A, 102, 103, 104A, 110, 111, 112, 120, 200D, 201K, 202I, 203G, 204G, 210K, 211G, 212D, 220B, 230B, Heritage Statement by Montagu Evans dated May 2020 & Design and Access Statement by BB Partnership Ltd dated May 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: (FZD_): 001, 100, 101A, 102, 103, 104A, 110, 111, 112, 120, 200D, 201K, 202I, 203G, 204G, 210K, 211G, 212D, 220B, 230B, Heritage Statement by Montagu Evans dated May 2020 & Design and Access Statement by BB Partnership Ltd dated May 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 Notwithstanding the details shown of the development hereby approved, prior to the commencement of the relevant parts of the development, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors and gates.

b) Manufacturer's specification details of all new brickwork and portland stone for pier caps (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site). New brickwork should match the main house in terms of colour, texture, bond and pointing finish.

c) Full details of the proposed front boundary treatment, including details of the proposed railings at 1:20, 1:10 and 1:1 scale where appropriate. The railings should be cast iron, painted black, and individually sunk into the coping stone, the proposed gate should pivot from the ground in a traditional manner, and all fixings and ironmongery should be of a traditional appearance.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 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



Daniel Pope
Chief Planning Officer