

Application ref: 2020/5926/L
Contact: Leela Muthoora
Tel: 020 7974 2506
Email: Leela.Muthoora@camden.gov.uk
Date: 4 June 2021

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

Brandon Schubert Ltd
Flat 1
27 Downside Crescent
London
NW3 2AN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**11 Roslyn Hill
London
NW3 5UL**

Proposal: Erection of brick gate piers and installation of iron gates to driveway.

Drawing Nos: Site location plan, Design & Access & Heritage Statement November 2020, 100.01, 100.02, 100.03, 170.01

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, Design & Access & Heritage Statement November 2020, 100.01, 100.02, 100.03, 170.01

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 consent:

The site is a detached, 18th century Georgian house, originally known as Rosslyn Grove, now 11 Rosslyn Hill. The property is a Grade II listed building, located within the Fitzjohns Netherall Conservation Area. The Congregational Chapel, now Lyndhurst Hall, was built over the original entrance drive and the existing driveway stretches from the grounds of the house to the entrance on the highway at the junction of Haverstock Hill, Rosslyn Hill and Lyndhurst Road.

The proposal would be situated approximately 40 meters from the entrance on the highway. Due to this considerable set back, the proposed piers and gates would have minimal visibility from the public realm. The proposed detailed design is open which allows views to the listed building and maintains the openness of the garden and wider area. Due to their location approximately 10 meters from the main house away from the principle elevation, the proposals are not considered harmful to the setting of the building. The existing trees and vegetation to the drive would be retained and help provide screening and the proposal would improve security to the site. The detailed design of brick piers, cast stone pier caps and finials, with wrought iron gates, are considered to be appropriate in terms of design and materials for the period of the host building.

Due to the location, detail and materials of the piers and gates, they would cause no harm to the special interest of the listed building's architectural and historic significance or its setting and would preserve and enhance the character and appearance of the Fitzjohn's Netherhall Conservation Area.

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

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 proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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



Daniel Pope
Chief Planning Officer