

Application ref: 2021/0671/P  
Contact: John Sheehy  
Tel: 020 7974 5649  
Email: [John.Sheehy@camden.gov.uk](mailto:John.Sheehy@camden.gov.uk)  
Date: 14 September 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Finkernagel Ross Architects  
Unicorn House  
221-222 Shoreditch High Street  
London  
E1 6PJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**20 Downshire Hill**  
**London**  
**NW3 1NT**

Proposal:  
Dismantling and rebuilding of the 20th century portico to the ground floor front elevation  
Drawing Nos: 20DOW-OS P1, 000 P1, 001 P1, 030 P1, 100 P1, Design and Heritage  
Statement dated 5 February 2021, ref. 20DOW-A4-ST-DHS210205.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 20DOW-OS P1, 000 P1, 001 P1, 030 P1, 100 P1, Design and Heritage Statement dated 5 February 2021, ref. 20DOW-A4-ST-DHS210205.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 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).

- 2 Reasons for granting permission.

The proposed rebuilding of the portico is considered acceptable. It is a 20th century addition to the original early 19th century coach house and experiences continuous movement caused by ground conditions and the influence of a nearby tree. In addition, the portico does not appear to be tied to the main façade and is detaching from the house.

Being a later addition, the portico has limited heritage significance. It would be dismantled and rebuilt 'like for like'. Prior to dismantling, key elements such as the capitals and pedestals of the pilasters would be carefully removed and/or casts taken, along with a detailed survey drawing of all dimensions to enable a true replica to be built. The Council's conservation team have reviewed the proposals and raise no objections.

The proposed replacement porch will preserve the character and appearance of the host building, streetscene and conservation area.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, and the desirability of preserving the listed building, its setting and any of its features of special architectural or historic interest, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As it is identical in size and location, there would be no impact on residential amenity.

No objections were received following statutory consultation. The planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

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