

Application ref: 2021/1645/L
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Date: 14 September 2021

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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: 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: 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 listed building consent.

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, appearance and setting of the host listed building and would involve minimal loss of historic fabric.

The submitted drawings do not accurately reflect the existing door (and therefore also the proposed door differs from the existing). A condition requiring retention of the front door is therefore attached.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

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 policy D2 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.

- 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.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer