

Application ref: 2021/3305/L
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Date: 30 September 2021

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planning@camden.gov.uk
www.camden.gov.uk/planning

Vale Garden Houses
Belton Park
Londonthorpe Road
Grantham
NG31 9SJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Pilgrim's Lane
London
NW3 1SJ

Proposal:

Erection of single storey rear extension with associated landscaping; repairs and internal alterations.

Drawing Nos: A2Q 13157-1B (P1), 1.B (P2), 1.B (P3), 1.B (P4), 1.B (P5), 1.B (P6), BOO2595/201, FZD_101 (Rev A), 120, 204 (Rev G), Heritage, Design and Access Statement (June 2021), Details of External Materials document and Vale Garden Houses Manufacture and Application Statement (May 2021)

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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: A2Q 13157-1B (P1), 1.B (P2), 1.B (P3), 1.B (P4), 1.B

(P5), 1.B (P6), BOO2595/201, FZD_101 (Rev A), 120, 204 (Rev G), Heritage, Design and Access Statement (June 2021), Details of External Materials document and Vale Garden Houses Manufacture and Application Statement (May 2021)

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 local planning authority before the relevant part of the work is begun:

- a) Details of all new fireplaces, including materials;
- b) Details of additional boiler flues and servicing
- c) Details of how the proposed extension will be fixed to the host property, including sections.

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

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.

Informatives:

- 1 Reason for granting consent:

No. 9 Pilgrim's Lane (Cossey Cottage) is a Grade II listed, two storey stock brick property with lower ground floor (semi-basement), originally built in the late 18th Century as a service wing to the adjoining no.7 Pilgrim's Lane and refaced with a canted bay in the late 19th Century. The property has a long rear garden, behind which sits the Grade II listed Rosslyn Hill Chapel. Both the application site (no.9) and adjoining no.7 are Grade II listed buildings; nos.1 and 2A Pilgrim's Lane, and the Rosslyn Hill Chapel are the nearest other listed buildings.

The property sits within the Hampstead Conservation Area. This Conservation Area is of considerable quality and variety with a range of factors and attributes

including its topography, the Heath and the Range, excellence and mix of buildings, which come together to create its special character.

The proposed single storey rear extension measuring 4.1m in depth, 6.4m in width and a height to the eaves of approximately 3.1m and a maximum height of 4.0m. The extension will present itself as a timber conservatory with both a shallow pitch roof and a crown conservatory style roof and would include a 'living wall' to one side and a glazed frame and is considered acceptable in terms design, materials and scale under application 2021/2651/P.

All proposed internal alterations are considered to be minor and appropriate in terms of their design, location, scale, colour and materials. The alterations would be reversible in nature and would not involve any intervention into the historic fabric of the building. Furthermore, the proposals would not obscure any architectural features or visually harm the internal appearance of the listed building. As such, the proposals would preserve the special architectural and historic interest of the Grade II listed building, and are acceptable. A condition is attached securing details about the fireplaces, flues and how the extension will be attached to the building.

It is considered that due its siting, design, materials and scale, the proposal will not detract from the character and appearance of the listed host building or its setting. The Council's Conservation Officer has assessed the proposal and does not object to the development.

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.

No objections were received prior to the determination of this application. The site's planning history has been taken into account when making this decision

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 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.
- 3 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) 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.

- 4 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.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer