

Application ref: 2020/3088/L
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Erica Jong Architects
48 Fairhazel Gardens
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**26 Christchurch Hill
London
NW3 1LG**

Proposal:

Erection of a single-storey rear orangery extension to dwellinghouse (Class C3).
Drawing Nos: Site location plan; 1305.01D; 1305.03; 1305.04C.

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; 1305.01D; 1305.03; 1305.04C.

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, and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

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, and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 This application seeks permission for a single storey orangery to the rear of the dwelling. It is the same as the previously granted, but now expired, permissions for the erection of a single-storey rear orangery extension, granted under applications 2010/4767/P and 2010/4768/L.

The site is a Grade II listed building in the Hampstead Conservation Area. The proposal has not changed since the previous permission and although a new development plan is in place (London Plan, Camden Local Plan, and Hampstead Neighbourhood plan) nothing in local or national policy has changed which would change the acceptability of these works since the 2010 listed building consent and planning permission.

The proposed scale and materials of the development would not cause harm to the significance of the listed building and there is existing access between the listed building and the site of the proposed conservatory. There would be no harm to historic fabric, plan form, or evidential value.

The council has had special regard to the desirability of preserving the listed building, its setting, and its features of special architectural and historic interest.

No objections have been raised in relation to the application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies D2 of the Camden Local Plan 2017, and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer