

Application ref: 2021/3715/L
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Haine & Co.
6 Lambolle Place
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**12 Gainsborough Gardens
London
NW3 1BJ**

Proposal:

Demolish existing fence between Nos. 12 and 13 Gainsborough Gardens and between 12 Gainsborough Gardens and Christchurch Hill, remove raised planters, erect brick walls between 12 and 13 Gainsborough Gardens and 12 Gainsborough Gardens and Christchurch Hill including fit timber gate, walls to match boundary walls between 11 and 12 Gainsborough Gardens.

Drawing Nos: Design and Access statement, Location Plan, Photo Schedule, 20.06.01, 20.06.04, 20.06.05, 20.06.06, 20.06.07, 20.06.08.

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: Design and Access statement, Location Plan, Photo Schedule, 20.06.01, 20.06.04, 20.06.05, 20.06.06, 20.06.07, 20.06.08.

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 Brick samples shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 12 Gainsborough Gardens is a grade II listed building within the Hampstead conservation area. The building forms a terrace of three houses built in 1893-5 by Horace Field. The building is set over three storeys with an additional mansard roof and is constructed from red brown brick in English bond, with flush red dressings which form a chequer work pattern. Windows are small paned horned timber sash windows and the roof is slate.

The proposals are to reconstruct the boundary between the rear gardens of no. 12 and 11 and the rear boundary that faces Christchurch Hill. The current boundary separating the site from no. 11 is a low brick wall with timber fencing above, the rear boundary is a timber fence and gates.

The replacement boundary is a 2m high wall with a trellis above and timber gates leading out to Christchurch Road. The wall exactly matches the existing wall separating no.12 from no.13, which is constructed from a red/brown brick with red brick piers.

The wall complements the listed host building and matches the adjacent boundary wall in terms of materiality and height. Rear boundary treatments along Christchurch Hill have a number of treatments, including brick walls and timber fences, the proposed wall will therefore support the character of the street and the wider conservation area.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice.

One objection was received, however the reason for the objection did not relate to the impact on the listed building. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 NPPF.

- 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 The works require planning permission and shall not be carried out until the submitted application has been granted.

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