

Application ref: 2021/2974/L
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Mrs Julia Gosman
38 Well Walk
Hampstead
London
NW3 1BX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

Vine House
Hampstead Square
London
NW3 1AB

Proposal:

Details pursuant to Condition 3a (Samples and Facing Materials Details) and 3b granted under reference 2019/3310/P dated and associated LBC reference 2019/3278/L dated 17/10/19 for removal of existing plant room and greenhouse and erection of replacement single storey garden house building; erection of new bin store; replacement of existing window on west elevation with doors; and associated internal alterations including relocation of kitchen and reinstatement of features.

Drawing Nos: Application form, Vine house proposed back hall external doors(1), Covering letter- WORD 3a discharge condition garden room doors, Vine house proposed garden room doors, 13441-P003-C, Re: Discharge of condition 3A of building consent application 2019/3278/L. Planning Portal ref: PP09955273.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition 3a and 3b of listed building consent 2019/3278/L which reads as follows:

Detailed drawings, or samples of materials as appropriate, 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) Samples and/or manufacturer's details of new facing materials for the extension (to be provided on site and retained on site during the course of the works).
- b) Detailed drawings of the new west facade doors which should be single glazed and timber framed.

Photographs of the timber boarding and the lead roof have been submitted and are satisfactory.

Details of the doors have been submitted along with a description, demonstrating that the doors will be timber framed and single glazed as stipulated within the condition.

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

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer