

Application ref: 2022/0042/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Gainsborough Gardens
London
NW3 1BJ**

Proposal:

Installation of aluminium framed secondary glazing to the front and two side elevations.
Drawing Nos: Design and Access Statement Gainsborough Gardens, C/33802/01/LBC, C/33802/02/LBC, C/33802/03/LBC, C/33802/04/LBC, C/33802/05/LBC, C/33802/06/LBC, C/33802/07/LBC, C/33802/08/LBC, C/33802/09/LBC, Location Map, 5 Gainsborough Gardens_Front.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement Gainsborough Gardens, C/33802/01/LBC, C/33802/02/LBC, C/33802/03/LBC, C/33802/04/LBC, C/33802/05/LBC, C/33802/06/LBC, C/33802/07/LBC, C/33802/08/LBC, C/33802/09/LBC, Location Map, 5 Gainsborough Gardens_Front.

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 5 Gainsborough Gardens is a grade II listed building within the Hampstead conservation area. The building is a detached villa, constructed from red brick with a tile hung upper floor. Gainsborough Gardens was developed between 1882 and 1895. The building has been listed grade II as a result of the quality of the design and materials, the survival of the plan form and the strong group value with other houses in Gainsborough Gardens.

The proposals are to insert secondary glazing into the building to increase thermal, acoustic and energy efficiency. The secondary glazing is inserted discreetly into the internal window architraves, ensuring a flush finish. The windows mimic the existing windows in terms of framing and opening, for example where a window is a sliding sash, the secondary glazing frames line up with the existing window and has a sash style opening mechanism.

There will be a slight visual impact as a result of the glazing, however the installation allows the existing windows to be retained whilst achieving the thermal, acoustic energy efficiency required.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer