

Application ref: 2021/5250/L
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Date: 11 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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RPS Heritage
20 Farringdon Street
London
LONDON
EC4A 4AB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Studio House
Hampstead Hill Gardens
London
NW3 2PH**

Proposal:

Replacement of existing glazing to balconies, internal changes to kitchen layout and replacement of existing mezzanine stair with spiral staircase with extension of mezzanine level.

Drawing Nos: Site Location Plan 525/A/1.0000 F, 1.0001 C, 1.0002 B, 1.0003 B, 1.0004 B, 1.6001, 1.2022 A, 1.2023 A. Design and Access Statement (RPS). Built Heritage Statement (RPS Sept 2021).

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:

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 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of balcony windows (including jambs, head and cill);

b) Details including sections at 1:10 of spiral staircase and mezzanine balustrade.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed internal and external alterations to grade 2 listed building are considered to be acceptable in terms of scale, design and setting; and, are appropriate for the character and setting of the host listed building and wider conservation area.

The proposed replacement of glazing to existing balconies at first floor level is considered acceptable in terms of scale and design. The existing balcony fenestration is not original to the host site and not considered to be of historic architectural importance. The replacement window frames shall be slim line with glazing bar arrangements slightly adjusted from the existing which is considered to better echo the glazing bar proportions on the original windows of the host building.

Following development the external appearance of the property will remain

largely the same and the character and setting of the host listed building and surrounding conservation area shall be preserved.

Internally, the proposed reconfiguration of access to the non-original mezzanine level; with removal of stairway and replacement spiral staircase arrangement with metal balustrade is considered acceptable. It is noted that all existing historic features shall be retained and protected. The impact on the significance of the building will be minimal. This alteration facilitates the opening up of a non-original partition which enables layout changes considered to be more in keeping with the original plan.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building.

A condition has been added to this decision requesting detail of the window frame materials and section through the proposed frames. Additionally, details of the proposed spiral staircase and mezzanine balustrade are also secured by condition.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018. 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 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.
- 4 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.

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 of the signatory.

Daniel Pope
Chief Planning Officer