

Application ref: 2021/5251/L
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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:

Creation of new opening in arched boundary wall with new door and roof covering, also with enlarged opening to garden and fixed canopy above. Existing entrance portico to be retained, door infilled with recessed brickwork.

Drawing Nos: Site Location Plan 525/A/1.0000 F, 1.2021 A, 1.0002 B. Built Heritage Statement (RPS Sept 2021). Design and Access Statement (RPS).

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 525/A/1.0000 F, 1.2021 A, 1.0002

B. Built Heritage Statement (RPS Sept 2021). Design and Access Statement (RPS).

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 and elevations at 1:20, of new rear door and new side gate;

b) Plan, elevation and section drawings, of the new proposed canopies to both rear door and new side gate at 1:20;

c) Manufacturer's specification details of all facing materials (brick work) to be submitted to the Local Planning Authority and samples of those materials to be provided on site.

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 subject property is grade 2 listed detached house. The proposed alterations are considered acceptable in terms of scale, design and siting, and are considered to preserve the character and setting of the host grade II listed building and surrounding conservation area.

The existing entrance portico is to be retained and the opening shall be filled with recessed brickwork, a material sample shall be secured by condition. The new proposed arched opening is designed to be subordinate in appearance and sits suitably along the side boundary wall.

Behind the new gate a tiled roof covering is proposed which is acceptable in principle, however further detail of this element is secured by condition. The principle of enlarging the rear doorway is acceptable with a small canopy over the new door, however further detail of this element is secured by condition.

Overall the proposal is considered to preserve the character and appearance of the host property, street scene and conservation area. Council Conservation Officers were consulted on the scheme and raised no objection.

One response was received from the local Conservation Area Advisory Committee, however they confirmed they did not object. No other responses were received. The relevant planning history of the site was 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 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 policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan. 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer