

Application ref: 2022/0038/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
Date: 20 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

4H Architecture Ltd
23 Chiltern Drive
Surbiton
KT5 8LP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**14 B Downshire Hill
London
NW3 1NR**

Proposal:

Repairs to rear garden boundary wall, demolition of the external swimming pool, alterations to rear garden and internal alterations

Drawing Nos: Heritage statement, 096_020_LBC02 (propo GF plan), 096_200_LBC02 (propo eles), 096_010_LBC02 (exist GF plan), 096_017_LBC02 (demo GF plan), 096_022_LBC02 (propo GF plan), 096_420_SK01, 096_421_SK01, 096_422_SK01, 096_423_SK01, 096_424_SK01, 096_425_SK01, 096_426_SK01, 096_427_SK01, 096_428_SK01, 096_429_SK01, 096_430_SK01 (engineering drawings), 096_900_LBC02 (3D visuals)

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:

Heritage statement, 096_020_LBC02 (propo GF plan), 096_200_LBC02 (propo eles), 096_010_LBC02 (exist GF plan), 096_017_LBC02 (demo GF plan), 096_022_LBC02 (propo GF plan), 096_420_SK01, 096_421_SK01, 096_422_SK01, 096_423_SK01, 096_424_SK01, 096_425_SK01, 096_426_SK01, 096_427_SK01, 096_428_SK01, 096_429_SK01, 096_430_SK01 (engineering drawings), 096_900_LBC02 (3D visuals)

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 demolition of the boundary wall is begun, detailed photographs of both sides, such that it can subsequently be known whether the wall has been reconstructed accurately, shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the photographs thus approved.

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 The site is a single-storey-and-basement rear extension largely occupying the back garden of a grade-II-listed stucco villa of 1820.

The applicant wishes to remodel the back garden, partially demolishing a swimming pool. He also wishes to carry out internal alterations.

The existing back garden takes the form of a courtyard, being hard-floored, highly enclosed and not especially verdant. Apart from the boundary walls, no historic fabric appears to be present and, in modestly softening the garden and reducing the presence of concrete upstands and planters, the proposal is acceptable. Sweeping post-modern railings are to be replaced with plainer, more appropriate ones.

An historic boundary wall to the south-west needs to be rebuilt like for like using its original materials and lime mortar. It will be a pre-commencement

condition that this be fully photographically recorded from both sides so that it can be seen that it has been authentically reconstructed.

Internally, the site appears to lack legibility and historic fabric. The proposal to re-orientate non-historic partitions is therefore acceptable.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

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

The application has been advertised in the press and by means of a site notice, whereby there was one consultation response relating to party wall issues. Hampstead CAAC did not issue a response. 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.

- 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.

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



Daniel Pope
Chief Planning Officer