

Application ref: 2021/5924/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
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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

Brandon Schubert Ltd
42 Albert Street
London
NW1 7NU
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**11 Rossllyn Hill
London
NW3 5UL**

Proposal:

Internal alterations consisting of reconfiguration of bedrooms and bathrooms on first and second floors

Drawing Nos: Location plan, EP101 (lighting plan), A100 (Basement), A101 (GF), A102, A103, A200, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211 (1F), A104, A105, A212, A213, A214, A215, A216, A217 (2f), A300 (front), A301 (rear), A302 (sections), A106 (services)

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:

Location plan, EP101 (lighting plan), A100 (Basement), A101 (GF), A102, A103, A200, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211 (1F), A104, A105, A212, A213, A214, A215, A216, A217 (2f), A300 (front), A301 (rear), A302 (sections), A106 (services)

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.

Informative(s):

- 1 The site is a grade-II-listed detached house of 1770, making a positive contribution to the Fitzjohns Netherhall Conservation Area.

It is proposed to remove harmful unconsented recessed spotlights from throughout the property and replace them with traditional fittings. This is considered a heritage benefit.

At first-floor level, in the north-west bedroom, it is proposed to block a connecting door with the rear room. A bathroom in the south west is to be removed and the apparently non-original two-level floor rationalised. A small 20th-century window to the rear is to be carefully bricked up.

To the south east, a bathroom is removed, and another non-original doorway is blocked.

To the north east, the bedroom is divided to create two bathrooms. A blocked doorway at the front is reinstated. The plan of this room is unusual, having a diagonal corner door and three off-centred windows. The servicing is arranged such that it runs above the floor until it is in line with the soil pipe, at which point it can run under the floor parallel with the joists.

In the main central room, a fire surround is installed.

On the second floor, an existing bathroom with a dog-leg wall is to be squared off. This is not considered harmful. In addition, a partly missing wall between the two rooms is to be reinstated.

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 were no consultation responses. 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer