

Mr Andrew Marshall  
Marshall Associates  
33 The Moors  
Redhill  
RH1 2PD

Application Ref: **2017/2388/L**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

26 May 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Land to the Rear of 9 & 9A Hampstead High Street  
London  
NW3 1PR**

Proposal:  
Erection of enclosure to existing parking space to form a garage to include 1x rooflight to rear of Grade II Listed Building

Drawing Nos: 17716/100\_RevA; Design and Access Statement dated March 2017

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 original



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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed works include the enclosing of an open vehicle parking space to the rear of a terrace of grade II listed buildings. This will involve extending the existing brick wall to the rear of the listed buildings as well as the construction of a felt roof to include a rooflight. Other works include extending the perimeter wall along Old Brewery Mews to enclose the parking space whole.

It is not considered that these works will cause overall detriment or harm to the character or historic fabric of the adjoining listed buildings despite its close proximity.

As some of the works were external, public consultation was necessary and undertaken by placement of site notices in close proximity to the site and a press notice. No objections were received following public consultation. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the listed building or any features of special architectural or historic interest which it possesses 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the emerging Camden Local Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

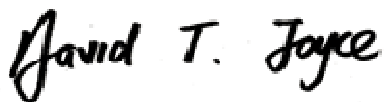
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and

concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly stylized font.

David Joyce  
Director of Regeneration and Planning