

Application ref: 2021/6084/P
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 24 June 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

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**21 Downshire Hill
London
NW3 1NT**

Proposal:

Internal reconfiguration of the lower ground floor, general refurbishment across all floors, refurbishment of historic window casements and replacement of the non-historic modern window casements on the rear wing.

Drawing Nos: Design and Access Statement; Existing condition location plan & site plan (drawing no. 21045-X-001); Existing condition lower floor (drawing no. 21045-X-100); Existing condition ground floor (drawing no. 21045-X-101); Existing condition first floor (drawing no. 21045-X-102); Existing condition second floor (drawing no. 21045-X-103); Existing section 1 (drawing no. 21045-X-200); Existing front elevation (drawing no. 21045-X-300); Existing rear elevation 2 (drawing no. 21045-X-301); Existing elevation 3 (drawing no. 21045-X-302); Proposed condition lower ground floor (drawing no. 21045-100A); Proposed condition ground floor (drawing no. 21045-101); Proposed condition first floor (drawing no. 21045-102); Proposed condition second floor (drawing no. 21045-103); Proposed front elevation 1 (drawing no. 21045-300A); Proposed rear elevation 2 (drawing no. 21045-301A); Proposed elevation 3 (drawing no. 21045-302A); Proposed section 1 (drawing no. 21045-200A); Proposed concept lower ground floor (drawing no. 21045-SK-012A); Proposed concept lower ground floor (drawing no. 21045-SK-011A); Proposed front lightwell door detail (drawing no. 21045-400); Proposed sash window detail (drawing no. 21045-401); Proposed casement window detail (drawing no. 21045-402).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement; Existing condition location plan & site plan (drawing no. 21045-X-001); Existing condition lower floor (drawing no. 21045-X-100); Existing condition ground floor (drawing no. 21045-X-101); Existing condition first floor (drawing no. 21045-X-102); Existing condition second floor (drawing no. 21045-X-103); Existing section 1 (drawing no. 21045-X-200); Existing front elevation (drawing no. 21045-X-300); Existing rear elevation 2 (drawing no. 21045-X-301); Existing elevation 3 (drawing no. 21045-X-302); Proposed condition lower ground floor (drawing no. 21045-100A); Proposed condition ground floor (drawing no. 21045-101); Proposed condition first floor (drawing no. 21045-102); Proposed condition second floor (drawing no. 21045-103); Proposed front elevation 1 (drawing no. 21045-300A); Proposed rear elevation 2 (drawing no. 21045-301A); Proposed elevation 3 (drawing no. 21045-302A); Proposed section 1 (drawing no. 21045-200A); Proposed concept lower ground floor (drawing no. 21045-SK-012A); Proposed concept lower ground floor (drawing no. 21045-SK-011A); Proposed front lightwell door detail (drawing no. 21045-400); Proposed sash window detail (drawing no. 21045-401); Proposed casement window detail (drawing no. 21045-402).

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 external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

No.21 Downshire Hill, listed Grade II, is one of a pair of terraced houses that date from the early nineteenth century. The property comprising a three-storey building plus basement, built in yellow stock brick with a stucco first floor sill

band. Downshire Hill is located within the Hampstead Conservation Area.

The property has been subjected to a certain amount of internal alteration and window replacement to the rear for which consent was granted some two decades years ago.

Consent is sought for the reconfiguration of the lower ground floor layout, general refurbishment works, refurbishment of the historic timber sash casement on the main part of the property, and replacement of the 20th century casements and upper level door on the rear wing.

New flooring, cabinetry, refurbishments and windows will all match or be similar to the existing materials and design of the Grade II listed property. The works are considered not to result in additional harm to the significance of the building.

The application has been advertised in the press and by means of a site notice. No observations were received.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 and title.

Daniel Pope
Chief Planning Officer