

Application ref: 2022/0131/L  
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Date: 24 June 2022

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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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:

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 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 reasons for granting listed building 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.

The site's planning history has been taken into account when making 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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