

Application ref: 2022/1505/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@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

SEBOUH Architects Ltd.
55 Salisbury Walk
London
N19 5DS
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**18 Holly Mount
London
Camden
NW3 6SG**

Proposal:

Rebuild unstable garden wall to match existing.

Drawing Nos: Heritage and Design Statement; Site Location Plan; External Elevations/
Block Plan/ Site Layout/ Site Location Plan; Proposed Plan of Boundary wall and
Courtyard; Proposed Sections - Sheet 1; Proposed Sections - Sheet 2; Proposed Plan
of Boundary Wall and Courtyard; Proposed Elevation.

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 and Design Statement; Site Location Plan; External Elevations/ Block Plan/ Site Layout/ Site Location Plan; Proposed Plan of Boundary wall and Courtyard; Proposed Sections - Sheet 1; Proposed Sections - Sheet 2; Proposed Plan of Boundary Wall and Courtyard; Proposed Elevation.

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 Reasons for granting listed building consent:

18 Holly Mount dates from the early/mid-18th century. The building was a beer shop in 1830s, then Holly Mount Laundry in 1850s and a lodging house at the turn of the 20th century.

This application seeks listed building consent to dismantle and rebuild the boundary wall along Holly Bush Steps that was considered to be in imminent danger of collapse along with associated underpinning.

The wall, dismantled in order to avoid harm to the public, is to be reconstructed using bricks reclaimed from the original wall and matching bricks where there is a shortfall, using lime mortar and on new footings.

Underpinning of the studio is required as the building is in essence shifting northwest due to ground conditions.

Concerns about the extent of the proposed works were raised by the Hampstead CAAC but these issues have been addressed with revised drawings.

The external appearance of this area will remain unchanged when the works are completed.

The works are considered to not to harm the architectural significance of the listed building nor the character and appearance of Holly Bush Steps and thus that of the conservation area.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer