

Application ref: 2022/2766/L
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Date: 18 August 2022

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Charlton Brown Architects
The Belvedere
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**8 Gainsborough Gardens
London
Camden
NW3 1BJ**

Proposal:

Installation of front railing and dwarf wall to match neighbouring properties and the central garden boundary; levelling and repaving the front steps area; and incorporating a bin store into the front garden.

Drawing Nos:

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: 2022-05023-DAS, EX-00-010-Location Plan, PL-90-100-Proposed Bin Store, PL-90-101-Proposed Bin Store Details, PL-00-301-

Proposed West Elevation, PL-30-100-Proposed Railing Detail, PL00-100-Proposed Front Garden Plan, PL-00-300-Proposed South Elevation, EX-00-301-Existing West Elevation, EX-00-100-Existing Front Garden Plan, EX-00-300-Existing South 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 The current application seeks the installation of front railing and dwarf wall and the central garden boundary; levelling and repaving the front steps area; and incorporating a bin store into the front garden. The proposed works are considered to enhance the setting of the listed building as well as the contribution the property makes to the character and appearance of the streetscape and thus that of the Hampstead 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 and with policies DH1 and DH2 of The Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the NPPF 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:

Yours faithfully,

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer