

Application ref: 2022/3636/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 23 September 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Architecture for London  
3-5  
Bleeding Heart Yard  
London  
EC1N 8SJ  
undefined

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal:

Renovation and internal rearrangement in accordance with detailed drawings.

Drawing Nos: D&A LBC rev A, photographic study rev A, site location plan, Rev A  
demolition existing drawings, rev A proposed drawings

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:

D&A LBC rev A, photographic study rev A, site location plan, rev A demolition

existing drawings, rev A proposed drawings

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the proposed stone floor in the kitchen showing relationship with existing floor.

b) Plans showing new lavatory drainage paths and their relationships with underfloor structures, downpipes, etc.

c) Lighting plan for rearranged spaces.

d) Section, plan and elevation of proposed like-for-like replacement of non-historic lantern.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 The site is a semi-detached house of 1884, listed grade II and making a positive contribution to the Hampstead Conservation Area.

The applicant wishes to carry out internal works.

At ground-floor level partition alterations are proposed within a side extension. An existing kitchen in the rear room is to be re-provided. What appears to be a non-original structural cupboard is to be removed. A non-original timber floor surface in the kitchen is to be replaced with a stone surface. The details of this work will be required by condition. If this turns out to require structural work or loss of historic fabric, it must be understood that that is beyond the scope of this decision and will require a separate application.

A proposal to enlarge doors to rooms on either side of the first-floor landing was deemed harmful to historic fabric and plan form and has been removed from the scheme. Fitted cupboards are to be removed at this level, along with the fittings of a small lavatory under the stairs.

On the second floor, several bathrooms are to be re-ordered along with alterations to what appear likely to be non-original partitions. A proposal to drive lavatory plumbing into a chimney breast was deemed harmful and the plan has been rearranged. All lavatory plumbing will need to be explained by condition. A lighting plan will be required for re-ordered rooms to ensure that there are no recessed downlighters in main spaces, or in areas that can be seen from outside.

On the third floor, fitted cupboards are removed and bathroom facilities re-provided, with modest partition alterations.

What appears to be a non-original lantern above the stairwell is to be replaced like for like.

The roof is to be repaired like for like where a small roof light has been installed.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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