

Application ref: 2022/3002/L
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Dear Sir/Madam

S thDECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**40 Rossllyn Hill
Hampstead
NW3 1NL**

Proposal:

An application for Listed Building Consent for proposed internal works including the creation of an ambulant W.C, the installation of partitions and new plumbing services, the replacement of ight fittings, fit out of WCs and other works.

Drawing Nos: Site location plan; Reis Methodology Statement; Heritage Statement;
Drawings numbered: 1396-029 REV D2; 1396-014; 1396-031; 1396-046; 1396-015;
1396-002; 1396-016; 1396-001; 1396-017; 1396-013;

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:

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 Site and Significance

40 Rosslyn Hill is a former Lloyd's Bank building. It is listed at GII*. Its significance includes its architectural design and materials, planform, evidential value as a C19th bank and its townscape value including its positive contribution to the character and appearance of the Hampstead Conservation Area.

Consultation

Historic England has authorised the Local Authority to determine this application.

In the course of the consultation the following comments were received:

Comment 1

The proposals all seem fine as they stand apart from the proposed addition to the front of the building of an internally illuminated sign (1369-029). This will certainly detract from the historic appeal and character of the building, and is very different from the small non illuminated sign that Lloyds once had, although Lloyds actually removed this sign after a short time. We therefore object to the signage currently proposed. We would also like to see a noise assessment report for the new use of the building, as the other floors and adjoining properties are residential.

Comment 2

The proposal looks interesting and it is nice that we have a new incoming tenant within the building.

- As raised by previous comments, the proposed external illuminated sign (1369-029) could be an issue if the light at night interferes with residential flats within the same building, so we would object to its present design.

- There are presently air condition units at the rear basement area garden of the proposed application. We don't see in the application if these are intended to be used or completely removed, as when the Lloyds was within the premises those air condition units worked day and night, with a lot of noise emitted that interfered with residents within the same building. If such air condition units are still to be used for the new proposal, we would object to them.

- Finally, there is presently a large metal gate dividing the residential flats of 40A Rosslyn Hill and 40 Rosslyn Hill, with a small courtyard on the ground floor accessing the residential flats. We assume that most of the customers to the

proposed development will be accessing the premises via the main entrance door at 40 Rosslyn Hill. We would strongly object if customers used the residential courtyard area at 40A Rosslyn Hill as a staging area.

Comment 3

The proposed addition to the front of the building of an internally illuminated sign (1369-029) will certainly detract from the historic appeal and character of the building, and is very different from the small non illuminated sign that Lloyds once had, although Lloyds actually removed this sign after a short time. I therefore object to the signage currently proposed. I would also like to see a noise assessment report for the new use of the building, as the other floors and adjoining properties are residential. I do not see any reference to external units, eg air conditioning, fans, etc.

Comment 4

The planning application looks acceptable, however the design of the illuminated signage is not in keeping with the grade 2 listed Lloyds bank building. I think that this sign would look rather odd and an alternative should be proposed.

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 2016 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.
- 3 Comment 5

At top left of Plan "1396-013 General Construction Plan-Rev D" it states: "Existing Door To Remain - Contractor to evaluate condition of existing door" and explains at top right: "Contractor to verify condition & suitability of existing Doors Contractor to confirm Fire rating of existing Doors

New doors to be provided as required - Contractor to advise" This particular door opens out onto private property - a patio / garden used by young children - of which I am the owner (REDACTED ADDRESS), and is not be used for any others' access (save for in an emergency in case of fire). The door is currently windowless and it must be specified that any new door, if justified under current regulations by the relevant authorities, must look identical to the existing so as not to affect privacy. Presumably for Listed Building Consent, if not identical, a new door would anyway require explicit Permission. The proposed projecting external illuminated signage would detract from the relatively intact historic grade II* listed building façade. The new occupants should consider signage / lettering that sympathetically replaces the (recently removed) original Lloyds

Bank black / gold lettering attached to the metalwork running across the front windows.

Officer's summary response to comments:

The internally illuminated sign has been withdrawn from the application and replaced with a sign with external lighting, in compliance with the Conservation Area Management Strategy and similar to other signage on the street. There are no proposed changes to the use of the courtyard space to the rear of the building, nor its existing external door. There is no proposal for new or additional plant at the site; the extant air condition would be re-used but re-use of extant plant is not a matter for listed building consent.

Proposed works and Impact on Significance

External Works

The external works consist solely of a new sign, which is to be located in the approximate location of the former (modern) Lloyd's sign. Initially it was proposed that this sign would be internally illuminated which was in contravention of policy H38 of the Hampstead Conservation Area Appraisal and Management Strategy. This has now been revised to a sign with external illumination in black fittings, which is considered to be acceptable.

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 2016 and the National Planning Policy Framework.

4 Internal Works

At ground floor the works chiefly comprise of the removal of late C20th partitions, the removal of a late C20th bullion lift, the refurbishment of the varnish on the historic panelling, the creation of a small lavatory by the (reversible) partition of part of the former waiting room, and the installation of a small lavatory enclosure in the former back office, together with the fitting out of the interior of the ground floor as a hairdressing salon.

At basement level the works chiefly comprise of the conversion of the former bank vaults and corridors into a set of beauty treatment rooms and new decorative finishes. The basement has little in the way of decorative finishes and the works preserve the current planform.

The proposed use as a client-based service space is considered to be appropriate to the historic character of the building which operated as a banking hall. The subdivision of the waiting room to create a lavatory and the installation of basins in the former manager's office does not in itself better reveal or enhance significance, but these measures do facilitate the strip out of later interventions in the banking hall as part of the wider scheme of works to create a salon. It is preferable to have basins placed within the distinct space of the manager's office rather than in the more open main space of principal banking hall and it is accepted that a salon will require some basins and a lavatory.

On balance, the works are considered to preserve the special architectural and historic interest of the listed building while enabling it to function as a commercial premises in a manner appropriate to the general character of the

site. There is no loss of historic fabric and no serious alteration to planform.

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 2016 and the National Planning Policy Framework.

- 5 The oak panelling on the ground floor interior shall be restored to its original varnished finish prior to the completion of the works

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 blue rectangular background.

Daniel Pope
Chief Planning Officer