

Mr D Pope
Chief Planning Officer
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

19th October 2022

Our Ref: J004150

Dear Mr Pope,

**HOUSEHOLDER PLANNING APPLICATION AND LISTED BUILDING CONSENT
REGARDING INTERNAL AND EXTERNAL ALTERATIONS AT 9 THE MOUNT,
LONDON, NW3 6SZ**

I write further to the above. WS Planning & Architecture have been instructed by Mr & Mrs Barnett to submit a Householder Planning Application and Listed Building Consent regarding internal and external alterations at 9 The Mount, London NW3 6SZ. This proposal has been designed by Charlton Brown Architecture & Interiors who specialise in Listed Buildings. In addition to this, the application is also supported by a number of consultants who have prepared the following information in support of the application.

- Drawings prepared by Charlton Brown Architecture & Interiors
- Basement Impact Assessment prepared by Soils Ltd
- Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd
- Flood Risk Assessment and Drainage Strategy prepared by Constructure Ltd
- Geotechnical Information prepared by Constructure Ltd
- Construction Management Plan prepared by Patrick Parsons

In support of this application, please find enclosed the following drawings and documents:

- 00 Drawings and Documents List
- 01 21041-PL-001-LocationPlanA4
- 02 21041-PL-000-PlanningDrawings
- 03 SLHA - 9 The Mount - Heritage Statement_Application - 17-10-2022_compressed
- 04 The Mount_FRA and DS_a
- 05 CMP V1.0
- 06 2230_9 The Mount - CMS Report
- 07 20353 BIA - 9 The Mount_Part1

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- 08 20353 BIA - 9 The Mount_Part2
- 09 20353 BIA - 9 The Mount_Part3
- 10 20353 BIA - 9 The Mount_Part4
- 11 CIL Form 1 – Additional Information
- 12 CIL Form 2 – Assumption of Liability

Executive Summary

WS Planning & Architecture have been instructed by Mr & Mrs Barnett to submit a Householder Planning Application and Listed Building Consent for internal and external alterations to the dwelling at 9 The Mount. The proposal comprises a number of internal alterations and minor alterations to the façade of the building to improve the layout and appearance of the Grade II Listed Building which has been adapted over time. The proposal seeks to utilise the areas of the building that are currently not used to their full potential.

The proposal follows a Pre-Application Enquiry for internal and external alterations to the Grade II Listed Building (LPA Ref: 2022/1645/NEW). Pre-Application Enquiry confirmed the proposed alterations to the dwelling are considered acceptable as they would improve the current appearance of the building. It is confirmed by the Council's Conservation Officer that the proposed alterations in terms of the impact on the Heritage Asset are considered acceptable and would largely improve the appearance of the existing building. The feedback received from the Council's Conservation Officer during the Pre-Application Enquiry recommended providing additional justification on some points which this application seeks to provide.

The application site is located in the Hampstead Conservation Area within the 'Mount Square/Holly Bush Area'. The application site comprises a Grade II Listed Building. The proposed internal alterations are identified as positive changes that would enhance the dwelling and enable to continue to contribute to the character of the Hampstead Conservation Area. Following the pre-application advice received, an extensive Heritage Statement has been prepared by Stephen Lervant Heritage Architecture Ltd to further justify the proposed alterations.

Application Site

The application site lies on the western side of The Mount. The property is adjoined to No.8 The Mount to the south of the application site. The dwelling is 4-storeys and includes a lower ground floor level. The property can be accessed from lower ground floor level via The Mount, or upper ground floor level to the north of the site which connects The Mount with Hampstead Grove.

According to the Camden Policies Map, the application site is located in the Urban Area and is located within the Hampstead Conservation Area. The application site does not have any additional constraints in terms of planning policy designation. Having examined the Environment Agency's long-term flood risk information, the site is located in Flood Zone 1, meaning it is at less than 0.1% chance of flooding from rivers and sea in any year and is also not at risk of surface water flooding. The site comprises a Grade II Listed Building, the significance of this heritage asset has been carefully considered in this application.

The host property is a Grade II Listed Building, the dwelling is group listed with the adjoining property No.8 The Mount. The site lies to the north of the centre of

Hampstead and to the west of Heath Street, which comprises a variety of local shops and amenities and is located on the western edge of the Hampstead Conservation Area. In addition to the application site and neighbouring property No.8 The Mount, there are two statutory Grade II Listed Buildings in close proximity of the application site, these are Caroline House and Holly Cottage.

The area has a mixed residential character with a variety of dwelling types and sizes in the vicinity of the application site. Photographs of the application site and surrounding area can be found in the accompanying Heritage Statement.

The Hampstead Conservation Area Statement states that the application site is located in the sub area of Church Row/Hampstead Grove which contains the largest concentration of 18th century houses in the Conservation Area. The application site is located in the character area of Mount Square/Holly Bush which comprises several narrow roads and lanes and has a dense urban fabric. The Mount is separated from Heath Street by the Heath Street Shrubbery which is a long narrow area of Public Open Space that forms the central reservation between the two roads. The application site is not specifically mentioned in The Hampstead Conservation Area Statement.

Relevant Planning Policy

National Planning Policy Framework (NPPF) 2021

The revised NPPF was published in July 2021 and sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other developments can be produced.

At the heart of the NPPF is a presumption in favour of sustainable development. At paragraph 7 the Government outline "the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs".

Paragraph 38 illustrates "local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible".

Chapter 12 of the NPPF concerns "Achieving well-designed places" and confirms that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Paragraph 126 states "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Paragraph 134 advises "development that is not well designed should be refused". Conversely, significant weight should be given to "development which reflects local design policies and government guidance on design" as well as "outstanding or

innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”.

Chapter 16 of the NPPF is titled ‘Conserving and Enhancing the Historic Environment’ and outlines the significance of heritage assets and the importance of their conservation. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 197 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- c) the desirability of new development making a positive contribution to local character and distinctiveness.**

Paragraph 199 concerns potential impacts and states **“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”**

Paragraph 202 of the NPPF (2021) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

London Plan (2021)

The new London Plan was published in March 2021 and sets out the overall strategic plan for London. The new London Plan marks a break with previous London Plans, representing a step-change in the approach and serving as a blueprint for the future development and sustainable, inclusive growth of London.

Policy D3 gives reference to “Optimising site capacity through the design-led approach” in which **“all development must make the best use of land by following a design-led approach that optimises the capacity of sites”**.

Policy D4 refers to “Delivering good design” in which development must **“ensure it delivers high quality design and place-making”**.

Policy HC1 is titled ‘Heritage Conservation and Growth’ and sets out guidance for enhancing and conserving the historic environment. It states **“development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement**

opportunities by integrating heritage considerations early on in the design process”.

Camden Local Plan (2017)

The Camden Local Plan sets out the Council’s planning policies replacing the Core Strategy and Development Management policies document adopted in 2010. The Local Plan ensures Camden has up-to-date planning policies that respond to needs of the borough.

Policy D1 concerns ‘Design’ and sets out a number of key criteria that need to be considered to ensure that new developments secure a high-quality design.

Policy D2 is titled ‘Heritage’ where the Council will preserve and enhance heritage assets and sets out the criteria for development or alterations to heritage assets.

Policy A1 refers to ‘Managing the impact of development’ and states that the Council will seek to protect the quality of life of occupiers and neighbours.

Policy A5 concerns ‘Basements’ and sets out a set of detailed criteria that must be applied to all development incorporating basements. It sets out that applicants applying for new basements should provide a Basement Impact Assessment setting out compliance with Policy A5.

Hampstead Neighbourhood Plan 2018 – 2033

Policy DH1 is titled ‘Design’ and states **“development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas”.**

Policy DH2 refers to ‘Conservation Areas and Listed Buildings’ where planning applications must have regard to the relevant Conservation Area Appraisal(s) and Management Strategies. It states, **“development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area”.**

Policy BA1 concerns ‘Local requirements for Basement Impact Assessments’ and sets out the requirements for basement development.

Policy BA2 refers to ‘Basement Construction Plans’ and sets out what should be included within these plans.

Policy BA3 is titled ‘Local Requirements for Construction Management Plans’ and states **“proposals for basement development should be accompanied by a Construction Management Plan which includes adequate information to assess the impact of the construction phase”.**

Hampstead Conservation Area Statement (2001)

The statements, published in 2001 sets out the Council’s approach in the preservation and enhancement of the Hampstead Conservation Area. The statement outlines the history of the Conservation Area and notes important characteristics.

Basements Camden Planning Guidance (2021)

The Basement SPD provides guidance on planning matters related to basement development and is a material consideration in determining planning applications. The document strongly encourages pre application advice with the Development Management Team.

Design Camden Planning Guidance (2021)

The Design SPD provides guidance on all types of design issues within the borough which forms a material consideration in determining planning applications. The document highlights the importance of design as the borough is rich in architectural heritage therefore, it is important that new development responds positively to the historic environment.

Home Improvements Camden Planning Guidance (2021)

The Home Improvements SPD was published in January 2021 and provides guidance on householder developments. The Guide highlights the key principles of home improvement as home, sustainability, neighbours, and community and how to achieve these without harming the natural and built environment.

Relevant Planning History

The planning history of the site is set out below:

9067	The enlargement of the garage and the formation of a wider means of access to the highway at 9 The Mount, N.W.3. Application Permitted.
13348	The erection of a single storey side extension to No 9 The Mount N.W.3. to provide accommodation for the housekeeper. Application Permitted.
9470359	Alterations to interior and exterior of house including the remodelling of the single storey side extension as shown on drawing numbers 486/PP/01 486/Ex./01 486/Ex./02 486/Ex./03 486/Ex./04 486/Ex./05 486/Ex./06 486/Ex./07 486/Prop.02/RevA 486/PP03 A 486/PP04 A 486/PP05 A 486/PP06 A 486/PP07 A 486/PP08 A and 486/PP09 A revised by letter dated 16 February 1995. Application Permitted.
9401817	External alterations including remodelling of existing single storey side extension as shown on drawing numbers 486/PP/01 486/Ex./01 486/Ex./02 486/Ex./03 486/Ex./04 486/Ex./05 486/Ex./06 486/Ex./07 486/Prop.02/RevA 486/PP03 A 486/PP04 A 486/PP05 A 486/PP06 A 486/PP07

A 486/PP08 A and 486/PP09 A revised by letter dated 16 February 1995.

Application Permitted.

9570230

Submission of details of materials pursuant to condition 02 of Listed building consent dated 5th May 1995 (Ref: 9470359/R1) for alterations to interior and extension of house, as shown on drawing no(s) 486/PP09, PP03A, SK/486/07, 08, 09 11, 12A, 17A, 18, 22, 23, 27, 28, 29, 30, 31, 32.

Application Permitted.

LW9702679

Erection of new sash window into rear lightwell; alterations to internal walls and external wall. (Plans submitted).

Application Withdrawn.

LW9702679R1

Minor internal and external alterations at ground and first floor levels including new window to lightwell, as shown on drawing numbers> TM-1.3, -1.4, -1.5, -1.7, -1.8, -1.20, 1.6(A), -1.2(A), and photographs.

Application Permitted.

2005/5435/L

Alterations to dwelling house including new internal partitions and openings, and replacement of sash windows by new double glazed ones to 1st floor front elevation.

Application Refused.

2006/3048/L

Internal alterations and replacement of 4 windows on the front elevation, first floor level of the dwelling house.

Application Refused.

2006/4783/L

Internal alterations to the dwellinghouse which include the formation of a new door at first floor level, removal of shower room partition and external alterations involving the replacement of the first floor front elevation windows.

Application Permitted.

2022/1645/NEW

Various internal alterations and minor alterations to the façade of the building (Grade II listed).

Pre-Application Meeting held on 19th July 2022.

In July 2022, a Pre-Application Enquiry was submitted to the London Borough of Camden regarding various internal alterations and minor alterations to the façade of

the building (Grade II listed) (LPA Ref: 2022/1645/NEW). A Pre-Application meeting was held on 19th July 2022, comments from the Councils Conservation Officer and Transport Officer were also received. The written Pre-Application response was received on 10th October 2022 and is attached at **Appendix 1**.

It was confirmed the proposed internal and external alterations were considered acceptable in terms of their impact on the Heritage Asset, a number of the alterations proposed were considered to be positive additions that would enhance the existing dwelling. The Council's Conservation Officer raised a few points regarding the proposal that required further justification, the Heritage Statement submitted in support of this application aims to address the comments raised providing extensive justification for the alterations proposed.

With regards to the proposed basement works, at the pre-application meeting the Case Officer confirmed these works were considered to be logical changes and are therefore considered acceptable. No comments were raised regarding residential or neighbouring amenity. Therefore, the proposal is considered acceptable in this regard. The Council's Transport Officers comments have been considered and their comments have been addressed within this application. A supporting Construction Management Plan has been prepared by Patrick Parsons and submitted with this application.

The pre-application response has led to the submission of this application, incorporating additional information and amendments as suggested by the Council's Planning Officer, Conservation Officer and Transport Planner.

Proposal

The proposal seeks internal and external alterations and amendments to enhance the property that has been adapted over time as illustrated by the extensive planning history. A Heritage Statement for the proposed alterations has been prepared by Stephen Levrant Heritage Architecture, which aims to provide further justification for the alterations proposed to ensure minimal impact on the heritage asset.

The proposed external alterations to the property include a new Juliette balcony over the courtyard, lightwell railing replaced to match existing and the removal of concrete steps to reinstall original lightwell which would be of heritage benefit.

The proposal also includes a number of internal alterations to utilise all areas of the dwelling including the excavation of two vaults. These vaults are located at the front of the ground floor level which is at road level.

At the lower ground floor level, the proposed alterations include the lowering of level throughout except in the bathroom and around the stairwell, the widening of undercroft passageway to accommodate bin stores and add storage, removal of central pillar from garage which would enable the opening up and implementation of an over folding door. This would improve the existing garage as the existing doors are designed to protrude out into the road and are a hazard to pedestrians and vehicles. Therefore, the proposed folding doors would be a health and safety benefit. It is noted, the existing garage is a later edition to the dwelling, as illustrated by the modern bricks. The

proposal also proposes to create an opening between the undercroft lobby and lower ground floor passageway. The proposal also includes amendments to modern shelving in small room to north of the basements space to accommodate a coat closet, the removal of modern staircase to lightwell/courtyard area, with the lower area to match interior depth and lower courtyard area. The applicant seeks to create an opening between the small room to the north of the main basement space and cupboard in stairwell area to create a passageway. The proposed changes at the basement level have been informed by Basement Impact Assessment prepared by Constructure which has been submitted in support of this application in accordance with the feedback received at the pre-application to ensure the feasibility of the proposed alterations. In addition to this, geotechnical information has been prepared by Soils Limited in support of this application. It is noted, the at the pre-application meeting the Case Officer raised no issues with the basement, which he regarded as logical proposal.

At the ground floor level, the applicant proposes alterations to the kitchen and dining room floor which are proposed to be levelled up to match the main entrance. The kitchen bay is to be refurbished and the joinery between the kitchen and dining room would be removed. New doors into the dining room are proposed to match the current design, following the same consent as 2006. In the atrium, the proposal includes the equalising of door heads and the addition of a fireplace of an appropriate style. In the study, the fireplace and cornices would be re-instated, and the existing shelving would be replaced. The existing joinery between the cinema room and the study would be demolished and new joinery would be constructed further east, to the previous (historic) location, the changes proposed have been fully justified in the accompanying Heritage Statement.

In addition to the above, alterations to the ground floor also include the infilling of opening between the lounge and main entrance, which would be of heritage benefit to the property. The door at the top of the basement stairs would be replaced, the high floor level in the cinema room would be extended to meet joinery partition and the existing small WC would be altered and include the construction of storage. During the pre-application, the Case Officer confirmed all the ground floor changes are considered acceptable.

At the first-floor, alterations to the master bedroom would include the demolition and re-building of cupboards in the dressing room. The construction of new built-in cupboards at the northern end of the room and the opening between the master bedroom and smaller room is to be reduced which would rectify the unauthorised works. The proposal also includes the construction of new joinery-partition adjacent to the existing bathroom and the joinery in the current opening from the landing is to be reconstructed. Sinks would be added in the joinery with small holes in the wall to be added to adjoin the plumbing to the services in the bathroom. A new bathroom is proposed to rear (west) of the property, and the small window in the WC at the rear (west) of the property is to be replaced. On the terrace, new paving to level the floor and new walk-on glazing rooflights are proposed, all the alterations have been fully justified in terms of heritage impact in the accompanying Heritage Statement.

The second floor proposes alterations to bedrooms 2 and 3. In bedroom 2 the applicant proposes to replace the west-facing window to match others on the second floor. In both bedrooms the front east facing casement windows and sash windows will be

reinstated which would be of heritage benefit to the heritage asset, and new joinery would be constructed.

During the survey carried out by the heritage architect, there were unauthorised works identified on the application site that were carried out prior to purchase. Therefore, this proposal also includes alterations and proposed solutions to rectify these previous unauthorised works. At the basement level there is a large doorway, consent was granted for a window in 2006 (LPA Ref: 20064783L). French doors are proposed in this location to restore the arrangement to how it was in the 1970s.

At the ground floor the recessed downlights in the ground floor southern room, both front and rear halves are proposed to be reversed. The doorway from the atrium into the dining room is smaller and consented in 2006, this proposal will widen the doorway to match this consent. There is no fireplace in the atrium that was featured in the previous 2006 planning permission, this proposal would introduce a fireplace in this location as previously permitted.

At the first floor there is a large opening between the front and rear rooms, previous permission only allowed for a small single door opening, therefore this proposal will reduce this opening. In the ensuite recessed downlights and speakers are to be reversed.

The second floor includes a bathroom rooflight not in accordance with the previously approved planning permission. The current rooflight is larger than approved, this application seeks retrospective consent for this rooflight that does not cause significant harm to the listed building. The bathroom recessed downlights are also unauthorised.

Principle of Development

The application site is located within the urban area where the principle of development is regarded as acceptable. The application site is a Grade II Listed Building located within the Hampstead Conservation Area. The proposed alterations are considered to be positive changes to the dwelling which will improve and enhance the character and appearance of the listed building. This was confirmed by the Council's Conservation Officer at the pre-application who stated that a number of the alterations would enhance the appearance of the dwelling. The internal alterations would utilise the space in the existing building enhancing the listed building and improving the living space to benefit the applicant. Therefore, it is considered the proposed alternations to the existing dwelling are acceptable in principle.

Design and Heritage

The application site is a Grade II Listed Building located within the Hampstead Conservation Area. The Heritage Statement accompanying this Planning Application outlines how alterations outlined in this proposal will preserve and enhance the appearance of the Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There is a statutory presumption in favour of the preservation of the character and appearance of the Conservation Area.

Therefore, this proposal has been designed to ensure a positive contribution to the heritage asset.

The current proposal has been designed in accordance with relevant national and local policy including Policy D2 of the Camden Local Plan (2017) to ensure heritage assets are protected. Policy D2 requires development to enhance and preserve heritage assets. This proposal seeks internal and external alterations which would provide a positive change to the existing dwelling and represent a heritage benefit.

External Alterations

The proposed external alterations seek to enhance and conserve the appearance of the heritage asset. It is considered the proposed external alterations would have minimal impact on the significance of the heritage asset.

Internal Alterations

The internal changes to the dwelling are minimal in terms of their impact on the heritage asset and would continue to preserve the character of the dwelling. A number of the alterations proposed have been designed to restore the historic character of the dwelling. These alterations include the reversal of features within the dwelling that have been adapted overtime without planning permission. Therefore, it is considered the proposal have a positive impact, conserving the heritage asset for the future.

The proposal has been informed by a Basement Impact Assessment prepared by Soils Ltd and geotechnical information has been prepared by Constructure to ensure the proposed changes at the lower ground level, including the lowering of the existing floor would cause no harm to the significance of the heritage asset.

Conclusion

In light of the above, it has been demonstrated the proposed alterations would preserve the character and appearance of the Conservation Area and the Grade II Listed building causing no harm to the surrounding area, which has been further justified by the supporting Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd. The proposal has been informed by the character appraisal in the Hampstead Conservation Area Statement (2001). The proposed external alterations would improve the appearance of the dwelling. The changes have been designed in accordance with the Hampstead Neighbourhood Plan (2018-2033), the Camden Local Plan (2017) and the relevant policies outlined in the NPPF (2021)

Character and appearance

The current proposal seeks to conserve and enhance the existing dwelling, as well as reintroducing historic features that have previously been removed without planning permission.

As outlined in the proposal the majority of changes proposed to the dwelling are internal alterations, therefore their impact on the character and appearance of the dwelling is minimal.

With regards to the external alterations to the dwelling, these seek to positively contribute to the character and appearance of the dwelling that has been adapted

overtime. The proposal aims to restore historical features of the application to enable the building to continue to enhance the character of the local area. As illustrated, these alterations are below ground floor level at the rear and are only at ground front floor level. Therefore, it is considered the external alterations would not be visible from the street scene due to the garden/undercroft arrangements, having minimal impact on the character and appearance of the surrounding area.

The proposed alterations have been designed to a high standard providing a high-quality living environment for future residents as well as preserving the character and appearance of the heritage asset. Hence, the proposal would comply with the design guidance set out in the NPPF, Policy D1 of the Camden Local Plan 2017 and Policy DH1 of the Hampstead Neighbourhood Plan 2018-2033.

Residential Amenity

Policy A1 of the Camden Local Plan (2017) requires new development to protect the quality of life for future occupants whilst not adversely impacting upon the amenity of neighbouring occupiers including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.

The proposed alterations have been carefully designed to ensure the amenity of neighbouring occupiers is not negatively impacted. It is considered the proposed internal alterations will not impact upon the amenity of neighbouring occupiers. These alterations will benefit the applicant whilst enhancing the character and appearance of the heritage asset. The proposed external alterations including the addition of a new Juliette balcony would be in keeping with the design of the existing dwelling and would not result in overlooking or a loss of privacy to neighbouring occupiers whilst still providing sufficient lighting and outlook for the applicant.

In conclusion, the proposal would not have significant adverse effect upon the existing dwelling or neighbouring properties, in accordance with Policy A1 of the Camden Local Plan (2017). This was confirmed by the Case Officer at the pre-application meeting, where he stated he had no concerns regarding residential amenity.

Conclusion

The proposal seeks well designed internal and external alterations to enhance and utilise the space to the dwelling at 9 The Mount, London, NW3 6SZ.

The application site is located in the Hampstead Conservation Area and comprises a Grade II listed building. The proposed alterations are considered acceptable in terms of their impact on the heritage asset, which was confirmed during the Pre-Application Enquiry. The proposal has been designed by Charlton Brown Architecture & Interiors who specialise in heritage assets, in addition the proposal has been heavily informed by the supporting Heritage Statement which justifies the proposed internal and external alterations to the dwelling. The proposal addresses changes to the dwelling that have occurred over time without planning permission, to return the dwelling to its historic form, as agreed by the Council's Conservation Officer during the Pre-

Application Enquiry which confirmed many of the proposed dwellings would enhance the heritage asset and are welcomed changes.

The proposal fully adheres to the relevant central government guidance contained within the NPPF and the PPG, as well as the local planning policy contained within the Camden Local Plan (2017), the Hampstead Neighbourhood Plan 2018 – 2033 and the guidance outlined in the Basements Camden Planning Guidance (2021) to ensure no significant harm to the heritage asset. The proposal has been designed in accordance with the Hampstead Conservation Area Statement (2001)

For the reasons stated within this letter, it is requested that the officer appointed to determine this application, look upon this proposal favourably.

Yours sincerely,

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

Spencer Copping
Planning Director

APPENDIX 1

From: [Nathaniel Young](#)
To: [Hannah Staples](#)
Cc: [Spencer Copping](#)
Subject: 2022/1645/PRE - 9 The Mount - Pre-app response
Date: 10 October 2022 10:38:58

Dear Hannah,

Please see the related pre-application advice below:

Design & Conservation

Lower Ground Floor

- Lowering of level throughout except in the bathroom and around the stairwell
- Excavation of two vaults (NB two vaults are listed on the Jonathan Freegard 'existing' drawings from October 2005, but it is thought this reference is erroneous and there are none in existence)
- Widening of undercroft passageway to accommodate bin stores and add storage
- Removal of central pillar from garage door opening
- Create opening between undercroft lobby and lower ground floor passageway
- Amend modern shelving in small room to north of main basement space to accommodate coat closet
- Remove modern external staircase to lightwell/courtyard area, lower area to match interior depth and lower courtyard area (heritage benefit)
- Create opening between small room to north of main basement space and cupboard in stairwell area to create a passageway.

This area of the house, in accordance with Historic England guidance on London townhouses, is an area of secondary importance and is noted for its plan form rather than for decorative embellishments. Many of the existing fittings are recent and do not in their own right contribute to historic or architectural significance. As the house has comparatively humble origins, the floor-to-ceiling heights at this level of the house are low, allowing little headroom for the occupants. The interior depends on borrowed light from the external lightwell and is also linked to an undercroft passage which is thought to be a 20th century construction. There is a possibility that there were some basement vaults at the property in the early 21st century, but this has not been proven at the time of this inquiry.

The list of works outlined above is generally considered to be satisfactory, as in many cases it involves the removal or adaptation of modern fittings or additions are not of historic value. However, the lowering of the main floor level will need to be fully justified in terms of historic and archaeological evidence, ensuring no historic fabric will be removed causing harm to the designated heritage asset. Full structural engineer's details will also be required to demonstrate there will be no negative impacts and that works of intervention (underpinning could be acceptable if it can be demonstrated it does not cause any significant harm to the historic fabric of the listed building). With regard to the proposed construction of two vaults, which will involve a notable level of excavation in close proximity to the listed building, thorough investigative research will need to justify the proposed works both on an historical and structural basis. The widening of the existing undercroft, albeit modern, will also need to be fully justified structurally and in terms of impacts on the historic building.

Ground Floor

- Kitchen and dining room floor to be levelled to match main entrance (no removal of historic fabric)
- Kitchen bay to be refurbished
- Removal of joinery in between kitchen and dining room
- New furniture and appliances in kitchen to replace modern existing versions
- Levelling door head heights around atrium
- New doors into dining room of a matching design, but to follow the same consent as 2006 (current doors in-situ are slightly different and therefore unauthorised)
- Addition of fireplace in atrium
- Alterations to small WC, construction of storage
- Door at top of basement stairs to be replaced
- Removal of existing joinery between cinema room and study and erection of new joinery further east – re-instated in their previous (historic) location (as per 1970s plans)
- Higher floor level in cinema room extended to meet joinery partition
- Fireplace re-instated in study (heritage benefit)
- Replacement of existing shelves in study to allow for re-instatement of cornices (see next point)
- Re-instatement of cornices in study (heritage benefit)
- In-filling of opening between lounge and main entrance (heritage benefit).

The ground floor of the house forms an important part of the *piano nobile*, although the plan form is more irregular than usually found in contemporaneous London townhouses. This level of the house has the largest floor area due to the late 20th century one-storey extension on the north side, and has undergone a number of alterations over time, most notably the creation of an atrium space on its northern side. Various minor works are proposed at this level, many of which involve the reinstatement of historic features such as decorative ceiling plaster, joinery and fireplaces, and provided that they are based on scholarly historic research are to be welcomed (subject to detailed design). Likewise, where joinery is to be removed, full justification will be required to demonstrate that is not of historic value. The infilling of existing openings will need to follow historic layouts and be authentically detailed to avoid any negative visual or physical impacts. The levelling of floors is likely to be acceptable provided that there are no structural loading implications and that there is no loss of historic fabric, including negative impacts on skirting boards, panelling, door surrounds and architraves. Works involving modern elements, such as the extension of the modern bay window, are likely to be uncontentious provided there are no amenity issues. The replacement of kitchen fittings and services is likely to be acceptable provided there are no impacts on historic fabric.

First Floor

- Master dressing room: removal and re-build of in-built cupboards
- Construction of new in-built cupboards and northern end of room
- Opening between master bedroom and smaller room reduced (rectifying unauthorised works)
- Existing joinery in the arched opening on the landing to be removed and new joinery installed
- Construction of new joinery-partition adjacent to existing bathroom
- Sinks to be added in the joinery with small holes in the wall to be added to adjoin the plumbing to the services in the bathroom
- Master bathroom – bath and toilet services to remain the same
- New small bathroom to rear (west) of property – refurbished/ upgraded finishes and fittings
- Small window replaced in WC at rear (west) of property

- Window (age unknown) in office looking into the atrium to be centred on the space below
- Terrace – new paving to level floor, new walk-on glazing rooflight

The first floor forms the upper level of the *piano nobile*, so its layout and historic features contribute to the special interest of the listed building. There have been several alterations at this level rationalising the layout of bedrooms and bathrooms and incorporating ensuite facilities. The majority of proposed works are minor in nature and mostly involve joinery reconfiguration works, the installation of new bathroom fittings utilising existing service runs and changes to fenestration. Where windows are to be changed or relocated, full historical justification will be required for the works and where the loss of historic fabric is proposed a full condition survey will be required. New windows should be single-glazed, in keeping with existing windows at the property. The proposed works to the terrace will need to have minimum visual and amenity impact, despite not affecting an historic part of the house. Proposals to remedy unauthorised works will be welcomed subject to detailed design and the assurance that the works will be expedient and cause no further harm to the listed building.

Second Floor

- Bedroom 02 – replace west-facing window to match others on second floor
- Bedroom 02 and 03 – re-instate front (East) facing casement windows with sash windows (heritage benefit)
- Bedroom 02 and 03 - new joinery to be constructed.

The second floor is an area of the house of secondary importance, but care should be taken with alterations at this level. All new joinery in the bedrooms should be designed to be reversible and respect in its design and detailing existing features and spatial qualities within the rooms. Where it is proposed to replace existing windows, a full condition survey and historic assessment should be undertaken to justify the fenestration changes. Consideration should be given that earlier changes may contribute to the historic evolution of the building, thereby adding to its special interest. Where window replacements are considered appropriate, single-glazing should be employed.

Building Exterior

- New Juliette balcony added over courtyard (in front of study doors)
- Lightwell railings replaced to match existing
- Removal of concrete steps to re-instate original lightwell (heritage benefit).

Where features are to be removed, full justification will be required for their removal in terms of their condition and historic significance (if historic features). However, the removal of items such as concrete steps is likely to be welcomed. Detailed drawings will be required to show that replacement fittings such as lightwell railings are a scholarly match of the existing. Likewise the detailing of the proposed Juliette balcony will need to be fully illustrated to show that the design is complementary to the historic building.

Unauthorised Works

In addition to the new proposals, there are a number of unauthorised works which will either be addressed either through remedial works or through applying retrospectively for the relevant consents. Proposals to remedy unauthorised works will be welcomed subject to detailed design and the assurance that the works will be expedient and cause no further harm to the listed

building. Careful consideration will need to be made where it is proposed to apply retrospectively to regularise unauthorised works as in some cases the Council may identify that harm is caused to the designated heritage asset. Such an example may be the attic bathroom rooflight, which may be identified as not only being too large but also inappropriately detailed.

Summary

Notwithstanding, the general refurbishment and upgrading of the house to bring into 21st century domestic use, whilst respecting the historic and architectural significance of the property, is to be welcomed. However, there are a number of issues raised in the comments above which will trigger consideration by the applicant body. Furthermore, the impact of the proposed works will depend on detailed design and in many instances will need to be justified by historical investigation, condition surveys and structural assessments.

Basement Excavation

The excavation at basement level would likely be acceptable subject to the following:

- Submission of an acceptable BIA (basement impact assessment) – see CPG basements for further information: [CPG Basements](#).
- The BIA will need to be audited by the Council's external engineering consultant (Campbell Reith). When an audit is required, Campbell Reith charge a fixed fee dependent on the category of basement audit, outlined in appendix A of Camden's BIA audit service terms of reference ([Camden BIA Audit terms of reference](#)).
- Submission of any potential underpinning details – this could be acceptable if it does not cause damage to the historic fabric of the listed building, the original foundations are to be preserved.
- Submission of an arboricultural report – need confirmation that trees and soft landscaped garden area above is to be retained and/ or replaced – for further information refer to: [CPG Trees](#)

Transport

Construction Management Plan (CMP)

Due to the sensitive location, to minimize the impact on the highway infrastructure and neighbouring community a draft construction management plan (CMP) would need to be submitted at application stage to clarify the details of construction, and a detailed CMP would need to be secured via a section 106 planning obligation in accordance with Policy A1 if planning permission is granted. A CMP implementation support contribution of £3,920 and Construction Impact Bond of £7,500 would also need to be secured as a Section 106 planning obligation if planning permission were to be approved. The Council has a CMP pro-forma which must be used and would need to be approved by the Council prior to any works commencing on site. The CMP pro-forma is available on the [Camden website](#).

Highways contribution

The public highway in the general vicinity of the site is likely to sustain damage as a direct result of the construction works and excavation. We would therefore need to secure a highways contribution via a legal agreement if planning permission were to be granted in the future. This would allow the Council to repair any damage to the public highway in the general vicinity of the site on completion of the development. This would be assessed if a planning application were to be submitted.

Approval in Principle (AIP)

The development would involve excavations close to the public highway. The applicant would be required to submit an AIP report to our Highways Structures & Bridges Team within Engineering Services as a pre-commencement planning obligation. This is a requirement of British Standard CG300. The AIP report would need to include structural details and calculations to demonstrate that the proposed development would not affect the stability of the public highway adjacent to the site. The AIP would also need to include an explanation of any mitigation measures which might be required. The AIP report and an associated assessment fee would need to be secured via a legal agreement if planning permission were to be granted in the future.

S106 Obligations

Should a full application be made, it is likely that a planning consent would need to be supported by the following S106 planning obligations:

- Construction Management Plan and associated Implementation Support Contribution of £3,920
- Construction Impact Bond of £7,500
- Approval in Principle – fee to be assessed
- Highways contribution – to be assessed

Conclusion

The proposed works are likely to be acceptable in principle, however, further details are required, particularly in relation to design and conservation (as outlined above). The impact of the proposed works will depend on detailed design and in many instances will need to be justified by historical investigation, condition surveys and structural assessments.

Kind regards,

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