

Application ref: 2022/4058/L  
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Date: 23 November 2022

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undefined

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Refused

Address:

**21 Downshire Hill  
London  
Camden  
NW3 1NT**

Proposal:

NEW DOUBLE-GLAZED WINDOW AT REAR LOWER GROUND FLOOR LEVEL.

Drawing Nos: Design & Access Statement; Covering Letter (including planning assessment); Existing Condition Location Plan & Site Plan; Existing Condition Lower Ground Floor; Existing Rear Elevation 2; Proposed Rear Elevation 2; Existing Section 1; Proposed Section 1.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

1 Reason for Refusal:

This application follows a previous approval (ref: 2021/6084/P & 2022/0131/L dated 23/06/2022) for internal reconfiguration of the lower ground floor, general refurbishment across all floors, and refurbishment/ replacement of window casements.

The proposed scheme involves the replacement of the rear lower ground floor

window, a change that was deleted from the previous scheme (approved after revision) as it was considered deleterious to the significance of the listed building.

It is considered that this latest proposed change neither preserves nor better reveals the architectural significance of the listed building.

Accumulated change would result in cumulative harm that would amount to less than significant harm to the significance of the building which is not outweighed by public benefit (NPPF, statement 202). The proposal is also considered contrary to policy D2.

#### Informative(s):

- 1 No.21 Downshire Hill (listed Grade II on 14 May 1974) is one of a pair of terraced houses that date from the early nineteenth century. The property comprising a three-storey building plus basement, built in yellow stock brick with a stucco first floor sill band. Downshire Hill is located within the Hampstead Conservation Area.

The property has been subjected to a certain amount of internal alteration and window replacement to the rear for which consent was granted approximately two decades ago. Much has changed in the perception of what is considered appropriate change within that time.

Although the building has been subjected to other works of alteration such works do not necessarily justify continued and less than sympathetic change.

The planning history of No.20 Downshire Hill adjacent and the granting of a replacement extension has been presented within this application as a precedent for contemporary fenestration at No.21. However, No. 21 is one of a pair of terraced houses with No.22. No.20 is a rather different beast being detached and with a very different planning history. In this case the rear fenestration of No.20 is not considered to serve as a good precedent for No.21.

It is also the case that the proposed window does not conform to the expected window hierarchy of early 19th century housing - both in design (a single large pane, then unavailable) and location (in-line with the exterior brickwork without a set-back).

The proposal is considered not to enhance nor better reveal the significance of this listed building.

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 centered on the page.

Daniel Pope  
Chief Planning Officer