

Application ref: 2022/4161/L
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Date: 14 December 2022

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
39 Downshire Hill
London
NW3 1NU

Proposal: Proposed demolition and rebuilding of existing non-original rear conservatory extension; lowering floor level of the rear portion of lower ground floor; lowering the sill of two non-original window openings at rear; creation of a new door opening at original side wall; and associated internal works to the non-original side annex.

Drawing Nos: (Prefix 39DH) PA01 EX0.1 Rev B, PA01 EX1.1, PA01 GA0.2 Rev A, PA02 EX0.2 Rev A, PA02 EX1.1, PA02 EX1.2, PA02 EX1.3, PA02 GA0.1 Rev A, PA02 GA1.1 Rev A, PA02 GA1.2 Rev A, PA02 GA1.4, PA02 GA1.5, PA03 GA1.3, Site Location Plan, Design and Access Statement, and Heritage Statement.

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: (Prefix 39DH) PA01 EX0.1 Rev B, PA01 EX1.1, PA01 GA0.2 Rev A, PA02 EX0.2 Rev A, PA02 EX1.1, PA02 EX1.2, PA02 EX1.3, PA02 GA0.1 Rev A, PA02 GA1.1 Rev A, PA02 GA1.2 Rev A, PA02 GA1.4, PA02 GA1.5, PA03 GA1.3, Site Location Plan, Design and Access Statement, and Heritage Statement.

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 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 before the relevant part of the work is begun:

a) Detailed drawings of the proposed conservatory at 1:20 with typical structural and framing details at 1:2.

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 and Policy DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting listed building consent:

The subject site forms part of a semi-detached pair dating from the early 19th century, located on the southeast side of Downshire Hill between South End Road and Keats Grove. The property is located within the Hampstead Conservation Area and is Grade II listed. Currently, the front of the building is covered in stucco whilst the rear elevation is constructed from standard London stock brick. There is an existing side extension and conservatory that were consented in 1978, after the building was listed in 1974.

The existing conservatory's design is unusual in terms of both its form and materials and is currently in extremely poor condition necessitating either extensive repairs or full replacement. As it post-dates the listing, it bears very little relationship to the host building and does not contribute to the special interest of the building. Therefore, there is no objection to its demolition and replacement.

The replacement conservatory's scale and form is only acceptable as it is replacing a similar structure. Whilst there is slight increase in the proposed footprint the additional bulk will not have an appreciable impact on its relationship with the listed building in comparison with the existing.

The existing structure features slender framing as it is constructed from timber with perspex glazing. Given modern standards and the requirement for better insulated buildings it is not possible to recreate the fine framing for the new conservatory. However, the submitted details show that the proposed framing will still be sufficiently slim to maintain a similar level of transparency. This

would allow the exposed stock brick rear wall of the building to be visible. Therefore, the proposed replacement conservatory is considered acceptable and will not harm the heritage significance of the host building.

The proposed internal alterations at lower ground floor level are similar to alterations approved at adjoining no.40 Downshire Hill. The window openings on the original rear wall are non-original and therefore there is no objection to their removal, as the original form and definition of the rear room would still be evident. Similarly, the lowering of the ground level of the lower ground floor is considered acceptable as it will have a minimal impact on the character of the building and original plan form.

On the ground floor it is noted that the conservatory will link directly into the side extension. In order to create a sense of distinction between the two structures, a pair of doors will be installed along with a small water closet to better distinguish between the two parts of the building. The proposed internal works are considered acceptable as they would not harm the heritage significance of the host building.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

One objection was received and was duly considered as part of the assessment of the associated householder application prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in accordance with Policy D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Daniel Pope
Chief Planning Officer