

Application ref: 2022/3230/L
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Date: 9 January 2023

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**9 A Hampstead High Street
London
Camden
NW3 1PR**

Proposal:

Retrospective application for replacement of front door at ground floor level.

Drawing Nos: Site location plan (unnumbered plan); External View (unnumbered elevation of door); Supporting information (heritage, design and planning statement) Jul 2022;

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:

Site location plan (unnumbered plan); External View (unnumbered elevation of door); Supporting information (heritage, design and planning statement) Jul 2022;

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 Reasons for granting consent:

The application building is a Grade II listed former brewery building dating from 1869. It has now been converted to flats with a shop on the ground floor. The shopfront is original to the building with the entrance door serving both the shop and the upper floor flats.

Recently the entrance door and frame were replaced with a near identical replicas. Photographs of the previous door show that it had been shortened and was ill fitting due to historic settlement which had left the frame misaligned. There was also some evidence of decay in the timber at the bottom. Whilst ideally works would not have progressed until an application was submitted and approved, it can be seen that the door was in a poor condition and replacement may have been necessary.

The replacement door matches, almost identically, the previous one with only minor differences between the proportions of the panels and small bits of detailing on the frame (which may have been later additions). The works preserve the special interest of the building.

Public consultation was undertaken for this application by means of a press notice and a site notice. Both Hampstead CAAC and the Heath and Hampstead Society responded and noted that it was a shame that the door was not repaired and that the door frame was not identical. However neither objected to the proposal.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer