

Application ref: 2023/0273/L
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Dominic McKenzie Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**14 New End Square
London
Camden
NW3 1LN**

Proposal:

Listed Building consent for construction of a new party wall at roof level. New party wall constructed as part of previously approved planning application (2021/4022/P). (Please note - no. 14 New End Square is unlisted and the neighbouring building no. 16 is listed)

Drawing Nos: Listed building statement, 001 & 002 structural plans, heritage statement, structural report

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:

Listed building statement, 001 & 002 structural plans, heritage statement, structural report

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 The site is an unlisted terraced house adjoining a grade-II-listed house of the 18th century, both making a positive contribution to the Hampstead Conservation Area.

The applicant has permission to build a mansard roof extension, which requires the upward extension of the party wall. During construction it has become clear that the foundations are not such that the party wall can be extended in stock brick. To avoid underpinning, the applicant instead wishes to rebuild his side in a lighter thermalite block. The external parts of the parapet and the elevation facing the listed building will be constructed as consented in traditional brickwork. The thermalite element will be bonded to this new traditional wall, but since the entire party wall at this level is a new structure, this is not considered harmful.

The change is necessary, will not affect the listed building, will not be visible from the conservation area, and is internal within a new component of an unlisted building.

Insofar as the neighbouring listed building is concerned, the proposed works will not harm the special interest of the listed building.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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.

- 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 grey rectangular background.

Daniel Pope
Chief Planning Officer