

Application ref: 2022/5343/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**6 Gainsborough Gardens
London
Camden
NW3 1BJ**

Proposal:

Internal alterations, including creating openings between rooms and relocating bathrooms and kitchen.

Drawing Nos: 6 Gainsborough Gardens_Heritage Appraisal_December 2022; 6 Gainsborough Gardens_Existing_2216/01 D; 6 Gainsborough Gardens_Proposed_2216/02 F; 6 Gainsborough Gardens_Details 2_2216/04; 6 Gainsborough Gardens_Kitchen Details_2216/05 A

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:

6 Gainsborough Gardens_Heritage Appraisal_December 2022; 6 Gainsborough Gardens_Existing_2216/01 D; 6 Gainsborough Gardens_Proposed_2216/02 F; 6 Gainsborough Gardens_Details 2_2216/04; 6 Gainsborough Gardens_Kitchen Details_2216/05 A

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.

- 4 The developments proposed to the kitchen shall hereby not commence until the revised lighting scheme, as detailed in the approved plans, is implemented.

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 application building at 6 Gainsborough Gardens is listed as Grade II on the National Heritage List for England (No. 1392568). It is also located in the Hampstead Conservation Area. The subject dwelling is a detached villa designed in 1885 by H.S Legg in the Vernacular Revival/Queen Anne style and is part of the influential Gainsborough Gardens development. The building is recognised for its quality of design and materials, its intact internal plan and features, and the strong group value and contribution to Gainsborough Gardens Areas overall planning interest.

The applicant wishes to make internal alterations to the plan form of the building, including relocating the kitchen to the ground floor and rearrangement of bathrooms on the first floor.

The proposal has been revised during the course of the application to omit and amend parts of the scheme to better preserve the special interest of the Grade II Listed Building. Specifically, omitting double openings and wall demolition between primary rooms on the ground floor.

The internal alterations - kitchen and bathroom rearrangements, have been designed to retain the original planform of primary rooms. Harm to the planform and fabric is limited to the first floor bathroom where a new partition is installed and door opening created. However, the new partition will have a glazed

transom light, allowing the original proportions of the room to be read.

Heritage benefits of the scheme include the removal of the unsympathetic modern downlights throughout, and the implementation of a more sympathetic surface mounted lighting scheme. The original parquet flooring at ground floor level will also be revealed and restored.

The proposed works are sympathetic to the special interest of the Listed building as they retain the maximum amount of historic fabric, floor plan and features in the building. Externally the only change will be where obscured glazing is replaced in the second floor bathroom. Therefore the character and appearance of the Hampstead Conservation Area and setting of surrounding Listed buildings are preserved as their context is unchanged.

It is therefore considered that the proposed works will not substantially harm the special interest of the Listed Building or Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses.

- 2 The site's planning history has been taken into account when making 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer