

Application ref: 2023/0427/L
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Development Management
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Zminkowska De Boise Architects
85 Westwood Avenue
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SG4 9LL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
18 Spedan Close
London
NW3 7XF

Proposal:

Addition of gate on store in lower patio; replacement of gate on lower patio, fence panel on lower patio, and front door; re-painting steelwork garden balustrades and spiral stair; and removal of sycamore tree.

Drawing Nos: Site Location Plan 2112.000, 101, 102, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 009A, 010A, 011A, 313, 401, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211. Design and Access/ Heritage Statement (Zminkowska De Boise Architects Nov 2022), Arboriculture Report (Wood Consulting 31/05/2022).

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 2112.000, 101, 102, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 009A, 010A, 011A, 313, 401, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211. Design and Access/ Heritage Statement (Zminkowska De Boise Architects Nov 2022), Arboriculture Report (Wood Consulting 31/05/2022).

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 proposed alterations to the host property are considered acceptable in terms of scale design and materials. It is evident from a site visit that the works have been carried out. Nevertheless, the new work is considered to be of high quality and appropriate design.

The proposed works include; the addition of a gate on the store in the lower patio; the replacement of the gate on the lower patio, installation of a fence panel on the lower patio, and new front door. Re-painting the steelwork garden balustrades and spiral stair does not require consent, as it is considered to be maintenance, however has been included for completeness. In addition, removal of a self-seeded sycamore tree is also proposed. There are no proposed internal alterations.

The new fence and gates to both store and patio areas are of timber frame with vertical timber fins/ slats and aluminium profile. The new front door shall be similarly styled, constructed of timber with vertical lines. These alterations are considered to be sympathetic to the house building and wider estate.

As noted, the existing steelwork and balustrades shall be re-painted to match the existing arrangements and does not require consent, nevertheless this is welcomed in the interests of protecting the heritage asset.

The Council's Conservation Officer has confirmed the alterations are acceptable in heritage terms.

The submitted Arboriculture Report has been reviewed by the Council's Trees and Landscape Officer who has confirmed the proposed removal of sycamore would be acceptable in this instance.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to 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 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 A1, A3, D1 and D2 of the Camden Local Plan 2017. 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer