

Application ref: 2023/0832/L
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Development Management
Regeneration and Planning
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Baynes and Mitchell Architects
28 Poland Street
London
W1F 8QP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
20 Well Road
London
Camden
NW3 1LH

Proposal:

Demolish the existing collection of extensions and erect a replacement extension

Drawing Nos: Location Plan, 477000A, rev A; Existing Ground Floor Plan, 477010B, rev B; Existing Ground Floor Site Plan, 477001B, rev B; Proposed Ground Floor Site Plan, 477201B, rev B; Existing First Floor Plan, 477011B, rev B; Existing West Elevation, 477251A, rev B; Existing North Elevation, 477250B, rev B; Proposed North Elevation, 477260A, rev B; Existing South Elevation, 477252A, rev B; Proposed West Elevation, 477261A, rev B; Proposed Section B-B, 477271, rev A; Proposed Section A-A, 477270, rev B; Proposed Ground Floor Plan, 477210E, rev E; Proposed Ground Floor Plan, 477210E, rev E; Proposed First Floor Plan, 477211E, rev E; Proposed South Elevation, 477262E, rev E; Proposed Section C-C, 477272B, rev B; Proposed Section D-D, 477272B, rev B; Heritage Statement prepared by ICENI; Design & Access Statement prepared by Baynes and Mitchell Architects; Cover Letter prepared by Baynes and Mitchell Architects

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:

Location Plan, 477000A, rev A; Existing Ground Floor Plan, 477010B, rev B; Existing Ground Floor Site Plan, 477001B, rev B; Proposed Ground Floor Site Plan, 477201B, rev B; Existing First Floor Plan, 477011B, rev B; Existing West Elevation, 477251A, rev B; Existing North Elevation, 477250B, rev B; Proposed North Elevation, 477260A, rev B; Existing South Elevation, 477252A, rev B; Proposed West Elevation, 477261A, rev B; Proposed Section B-B, 477271, rev A; Proposed Section A-A, 477270, rev B; Proposed Ground Floor Plan, 477210E, rev E; Proposed Ground Floor Plan, 477210E, rev E; Proposed First Floor Plan, 477211E, rev E; Proposed South Elevation, 477262E, rev E; Proposed Section C-C, 477272B, rev B; Proposed Section D-D, 477272B, rev B; Heritage Statement prepared by ICENI; Design & Access Statement prepared by Baynes and Mitchell Architects; Cover Letter prepared by Baynes and Mitchell Architects

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.

- 3 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.

- 4 Reasons for granting permission consent-

The proposal involves the demolition of the existing collection of extensions attached to the Grade II listed building's west elevation. In terms of the context of existing planning consents, approval has previously been granted (2018/2456/P & 2018/2984/L) for an extension along the boundary of 18 Well Road which extends approximately 4.5m beyond the existing building. This part of the approved works has not yet been implemented and would be superseded by the addition proposed as part of this application.

The proposed replacement addition is a single-storey pavilion style structure that has a contemporary rectilinear form with a glazed and timber materiality. It would be visible when approaching from the north down Well Road, and provide visual contrast with the architectural typology of the Grade II listed Victorian villa. The design of the proposed addition has been amended to reduce its height and footprint, and include an additional setback of the entrance link, thereby avoiding harm to the host building.

The single-storey height and massing of the proposed additions flat roof form does not exceed that of the existing or previously consented additions, and has a lower side entrance link between the main bulk of the pavilion and villa. The footprint of the new pavilion does not project further forward than the front wall of the existing addition and the external southeast corner of the villa will be left expressed with setback entrance and canopy. It is therefore considered that the height, bulk, scale, and massing of the proposed structure would pose similar effects to the existing and previously consented extensions.

Demolition works will be confined to the later additions and will not alter, remove or obscure the historic fabric of the villa. The lower height of the entrance link that directly adjoins the host building will act as a more sympathetic transitional space with a glazed panel next to the door allowing views down the southwest side elevation of the villa to be further revealed.

The addition is proposed to have a glazed and timber framed materiality with a natural silvered finish to the wood. This material treatment has been specifically

chosen as a reference to and interpretation of a 'garden room'. While not informed by the solid construction of the host building, the glazed timber frame will present as secondary, lightweight and subservient to the brick construction of the villa.

Taking into account the level of existing contemporary development found in the surrounding area, and the host building featuring an eclectic architectural character with little uniformity, the contemporary form of the proposed pavilion would not substantially undermine the features of original building. Trellising would be reinstated on the lower section of the boundary wall and hedging/planting introduced at the completion of works, which would aid in further mitigating the visual impact of the new structure and integrate the built form into the landscape.

Overall, while the proposed works are highly contemporary in form and materiality, the bulk, massing and height of the proposed pavilion and link have been appropriately proportioned such that it will pose similar effects as the existing extension and previously consented addition. The special architectural and historic interest of the listed building would be preserved.

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.

No objections have been received following statutory consultation. The site's planning history has been taken into account when making this decision.

- 5 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.

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



Daniel Pope
Chief Planning Officer