

Application ref: 2023/1093/L
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Baynes&Mitchell
28 Poland Street
London
W1F8QP
United Kingdom

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:

Addition of an air source heat pump within a timber louvred enclosure, positioned within the garden of the existing dwelling.

Drawing Nos: Location Plan, 477000, rev A; Existing Ground Floor Site Plan, 477001, rev A; Proposed Ground Floor Site Plan, 477201, rev F; Proposed Section C-C, 477272, rev B; Proposed Section D-D, 477273, rev B; Arotherm Plus specifications document; Cover letter dated January 2023, prepared by Baynes and Mitchell Architects; ASHP - Design and Access Statement dated 28 April 2023, 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, 477000, rev A; Existing Ground Floor Site Plan, 477001, rev A; Proposed Ground Floor Site Plan, 477201, rev F; Proposed Section C-C, 477272, rev B; Proposed Section D-D, 477273, rev B; Arotherm Plus specifications document; Cover letter dated January 2023, prepared by Baynes and Mitchell Architects; ASHP - Design and Access Statement dated 28 April 2023, prepared by Baynes and Mitchell Architects

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 proposed air source heat pump (ASHP) and timber enclosure would be located adjacent to the site's north-western corner, setback from the road and separated a generous distance from the Grade II listed dwelling house.

The timber enclosure, while adding additional bulk within the rear garden curtilage, would screen the modern, utilitarian structure of the ASHP from view while also serving as a means of weather protection. The enclosure is not of an insignificant size however given it would be a similar height as the existing boundary, be situated in a location currently occupied by an existing timber garden room to be removed, and be constructed with lightweight materials, the timber enclosure would blend in with backdrop of existing dense vegetation within the garden. Overall, the enclosure would be viewed as an ancillary element to the listed building and maintain the spacious setting of the garden area.

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.

- 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