

Application ref: 2024/0981/L
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Date: 2 May 2024

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Regeneration and Planning
London Borough of Camden
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Forrester Architects
Studio 34
Harcombe Road
Hackney
London
N16 0SA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 3
31 Heath Drive
London
NW3 7SB

Proposal:

External alterations in connection with the replacement of uPVC sliding doors to rear 2nd floor balcony with double glazed, timber framed French doors, sidelight windows and fanlight within enlarged opening. Replacement of uPVC sliding doors to rear 3rd floor balcony with double glazed, timber framed French doors and sidelight windows.

Drawing Nos: Site location plan; (174_)01.00, 01.01, 01.02, 02.00, 02.01, 02.02, 05.03, 05.04 rev B, 10.00; Design & Access Statement from Forrester Architects dated 18/01/2024; Heritage Statement from Forrester 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: Site location plan; (174_)01.00, 01.01, 01.02, 02.00, 02.01, 02.02, 05.03, 05.04 rev B, 10.00; Design & Access Statement from Forrester Architects dated 18/01/2024; Heritage Statement from Forrester 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 Reasons for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, its features of special architectural or historic interest.

It is firstly noted that the proposal involves the replacement of existing doors, sidelight windows and fanlight at 2nd and 3rd floor levels installed in the 1980s prior to the host building's listing in 1999. As such, the proposal would involve alterations to non-original and contemporary features which do not contribute to the historic significance of the listed building.

The proposed use of suitably designed double glazed, timber framed French doors with integral glazing bars, sidelight windows and fanlight (within an enlarged opening in the case of the 2nd floor balcony) is considered to be an appropriate alteration, in keeping with the traditional character and appearance of the host property, as well as, being sympathetic to the special historic and architectural interest of the listed building.

Furthermore, it is noted that as a result of the proposed alterations, the doors and fenestration of the rear balconies at the host property would broadly match the appearance of those accessing balconies at similar floor levels on the adjacent property (no.32 Heath Drive), by virtue of their general consistency in terms of material, proportions, design and glazing pattern. Additionally, unsuitable uPVC material would be replaced with a more appropriate traditional timber material.

There would be no loss or harm to any historic features or fabric of the building as a result of the proposal. Overall, therefore, the proposal would be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting, in terms of the design, size, location, colour and

materials used, and is acceptable.

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

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 policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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.
- 5 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer