

Application ref: 2024/2683/L
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Date: 19 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

LeMega Design
5 Oxford Avenue
London
SW20 8LS
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Byron Villas, Flat 1
Vale Of Health
London
Camden
NW3 1AR

Proposal:
Internal reconfiguration of the ground floor flat, including removal of partition walls and relocation of bathroom; and alterations and additions to internal fabric.

Drawing Nos:
102-EX-GA-102-Roof Plan; 102-EX-GA-100-GF; 102-EX-GA-200-Section AA; 109-PR-GA-07-EXISTING SECTION BB, CC; 102-EX-GA-300-Front Elevation; 102-EX-GA-301-Rear Elevation; 109-PR-GA-03-Proposed Roof Plan; 109-PR-GA-01-A-PROPOSED GF PLAN; 109-PR-GA-06-Section AA; 109-PR-GA-08-PROPOSED SECTION BB, CC; 109-PR-GA-04-Proposed Front Elevation; 109-PR-GA-05-Proposed Rear Elevation

Supporting Documents - DAS and Heritage Statement_1 Byron Villas; 1 and 2 Byron Villas_Addendum

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:

102-EX-GA-102-Roof Plan; 102-EX-GA-100-GF; 102-EX-GA-200-Section AA; 109-PR-GA-07-EXISTING SECTION BB, CC; 102-EX-GA-300-Front Elevation; 102-EX-GA-301-Rear Elevation; 109-PR-GA-03-Proposed Roof Plan; 109-PR-GA-01-A-PROPOSED GF PLAN; 109-PR-GA-06-Section AA; 109-PR-GA-08-PROPOSED SECTION BB, CC; 109-PR-GA-04-Proposed Front Elevation; 109-PR-GA-05-Proposed Rear Elevation

Supporting Documents - DAS and Heritage Statement_1 Byron Villas; 1 and 2 Byron Villas_Addendum

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 semi-detached application building at 1 Byron Villas is the Ground Floor Flat (Flat 2 occupying the First Floor) in a terrace of three houses on Vale of Heath. 1 and 2 Byron Villas are Grade II Listed on the National Heritage List for England (No. 1379077), and the site is also located in the Hampstead Conservation Area. The single-story terrace was built c.1903 and constructed out of yellow stock brick with red brick detailing and white stucco cement dressings. The terrace has front elevation cantered bays rising both floors, original timber joinery, and the rear elevation is visible from across the Vale of Heath pond. The Listed building has particular historical significance as the residence of novelist and poet D.H. Lawrence in 1915.

The works proposed in the subject application include the internal reconfiguration of the rear closet wings, kitchen, bathroom and WC, with the realignment of the partition wall. General redecoration will occur throughout, but leave intact and unaltered the existing traditional features - cornicing, skirting, joinery and fireplaces.

Fabric and planform that would be altered as part of the proposed works is limited to within the secondary closet wing and would retain adequate delineation of the original sitting room proportions. All kitchen and bathroom fixtures and fittings to be upgraded are modern, and would reuse the existing service runs.

The proposed works are therefore considered to preserve the special architectural and historic interest of the listed building, and with no external changes, the character and appearance of the Hampstead Conservation Area will remain unaltered.

- 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.
- 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 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer