

Application ref: 2024/2402/L
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
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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

HCUK Group
12 Melcombe Place
London
NW1 6JJ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**2 Villas On The Heath
Vale Of Health
London
NW3 1BA**

Proposal:

Installation of an air source heat pump (ASHP) with associated enclosure on three storey rear wing. Replacement of skylight on rear extension with a flat rooflight. Internal alterations and refurbishment work.

Drawing Nos: EX01 (Rev A), EX02 (Rev A), EX03 (Rev A), PX01 (Rev A), PX02 (Rev A), PX03 (Rev A), PX04 (Rev A), PX05 (Rev A), SX01 (Rev A), SX02 (Rev A),

E01 (Rev A), E02 (Rev A), E03 (Rev A), P01 (Rev A), P02 (Rev A), P03 (Rev A), P04 (Rev A), P05 (Rev A), S01 (Rev A), S02 (Rev A)

PS01, PS02

TDX01, TDX02, TDX03, TD01, TD02

Planning Statement (April 2024), Heritage Statement (April 2024), Design and Access Statement (28/02/2024), Conservation Roof light document, Environmental Noise Assessment (104591C.ad.Issue1)

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 documents and drawings:

EX01 (Rev A), EX02 (Rev A), EX03 (Rev A), PX01 (Rev A), PX02 (Rev A), PX03 (Rev A), PX04 (Rev A), PX05 (Rev A), SX01 (Rev A), SX02 (Rev A),

E01 (Rev A), E02 (Rev A), E03 (Rev A), P01 (Rev A), P02 (Rev A), P03 (Rev A), P04 (Rev A), P05 (Rev A), S01 (Rev A), S02 (Rev A)
PS01, PS02

TDX01, TDX02, TDX03, TD01, TD02

Planning Statement (April 2024), Heritage Statement (April 2024), Design and Access Statement (28/02/2024), Conservation Roof light document, Environmental Noise Assessment (104591C.ad.Issue1)

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 special interest of this listed building includes its architectural design and elevational hierarchy, its contribution to the setting of the wider listed group as it is part of a symmetrical pair with 1 Villas on the Heath, the internal planform and surviving historic fabric.

The existing glazed skylight is a modern addition to the building which has covered over part of the original rear yard. Therefore, its removal would not

result in the loss of historic fabric. The replacement rooflight would be much lower, and thus less visible than the existing. It would maintain the sense that this part of the site was outside space.

The existing mansard roof is a non-original feature. None other of the Villas on the Heath properties have such a mansard roof.

Following revisions the proposed ASHP would not be visible in street views. It is proposed to be installed on the three storey rear wing (as recommended by the Conservation officer). As such, the air source heat pump would have little impact on the appearance and setting of the listed building.

The internal works generally preserve the original plan form of the building, with changes made in more altered parts of the building, such as the ground floor rear wing. Unsympathetic past changes, such as the installation of a cupboard in front of the fireplaces are removed, offering a small enhancement.

Generally internal features are modern, albeit in a Victorian style. Original doors were discovered in the attic, and the design of the new doors is based on these.

In the past the ground floor staircase has been extended which also resulted in the ground floor hallway being widened. An inspection of the underside of the stair revealed it to be a more recent structure, and therefore the balustrade is likely to be modern.

In the supporting heritage statement a schedule of works is provided which indicate that underfloor heating and replacement features and fireplaces are to be installed. This has now been annotated on plans and confirms what parts are original or not.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site was taken into account when coming to this decision. No objections were received during the statutory consultation period.

As such, the proposal is in general accordance with policy 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 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.

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