

Application ref: 2024/1035/P
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Date: 17 September 2024

Development Management
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Studio EC
11 Hawthorndene Close
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**66 HEATH STREET
NW3 1DN**

Proposal:

External alterations - Paint existing front and side elevation. New double glazed sash windows. New rooflight to existing flat roof.

Drawing Nos: Site location plan; Heritage, Design and Access Statement; Structural Report : HS240702lim1; Drawings numbered 1220.001;1222.010; 1220.012; 1220.100; 1220.011;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

Site location plan; Heritage, Design and Access Statement; Structural Report : HS240702lim1; Drawings numbered 1220.001;1222.010; 1220.012; 1220.100; 1220.011;

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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Site and Significance
End of terrace house with later restaurant. Early C18, refaced early C19. Painted brick. Significance includes architectural design and materials, planform, evidential value as a Georgian house and townscape value within the Hampstead conservation area including contribution to setting of neighbouring listed buildings.

Proposed Works

External alterations - Paint existing front and side elevation. New double glazed sash windows. New roof light to existing flat roof.

Impact of Proposed Works on Significance

The works preserve the significance of the listed building.

The painting of the elevations is essentially like-for-like given the elevations are already painted.

The double glazing relates to modern windows and is on a like-for-like appearance in terms of the frames and glazing bars. There is one historic window to the rear of the building which will remain unaltered other than general repair. The proposed rooflight is in the location of an existing rooflight and has no visibility from the street.

One letter was received in respect of the application requesting amelioration of the pigeon soiling the alley between 64 and 66 Heath Street including that "The maximum anti-roosting measures must be taken on any pipes remaining after the works." This is not a material matter in the determination of this permission.

Reasons for granting permission.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of

various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 66(1) of the Listed Buildings Act 1990 directs that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses." The works preserve the setting of all neighbouring listed buildings.

The proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer