

Application ref: 2024/2149/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**66 HEATH STREET
NW3 1DN**

Proposal:

Internal alterations: including installation of first floor new kitchen and new guest wc. New bathroom at second and third floor. New doors throughout, new skirting and architraves. 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 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; Heritage, Design and Access Statement; Structural Report : HS240702lim1; Drawings numbered 1220.001;1222.010; 1220.012; 1220.100; 1220.011

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 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

Internal alterations: including installation of first floor new kitchen and new guest wc. New bathroom at second and third floor. New doors throughout, new skirting and architraves. External alterations - Paint existing front and side elevation. New double glazed sash windows. New rooflight to existing flat roof.

Impact of Proposed Works on Significance

The works preserve the significance of the listed building.

The planform, staircase and timber internal framing of the building is historic but all other finishes including plasterboard (walls/ceilings), doors, architraves, skirting and most of the flooring is modern (c.1970s). The proposed works do not alter the historic planform or involve the loss of any pre-C20th fabric. The proposed replacement joinery is of a sympathetic style for the period of the building.

The proposed rooflight is in the location of an existing rooflight and has no visibility from the street. No lath and plaster or historic joists or rafters are affected by its creation.

The new kitchen and bathroom replace existing arrangements and use the existing service runs. 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.

A site and press notice was published and the relevant CAAC was consulted but no representations have been received.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses.

As such, 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

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



Daniel Pope
Chief Planning Officer