

Application ref: 2024/3015/L
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24-28 Toynbee Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

32 Well Walk
London
NW3 1BX

Proposal: Erection of a single-storey rear extension at the lower ground level; reinstatement of the front lightwell stone staircase on the front elevation, and internal alterations

Drawing Nos: 2302-101 (Proposed Ground Floor);2302-100 (Proposed Lower Ground Floor);2302-102 (Proposed First and Second Floor);2302-300 (Revised drawing received on 29/08/2024, Proposed Elevation); ;2302-000 (Existing Lower Ground and Ground Floor);2302-000 (Existing First and Second Floor);2302-200 (Existing Elevation); 2302-600 (Proposed Details-Fireplace); 2302-601 (Proposed Details-Box Shutters); 2302-602 (Proposed Details-Sash Shutters); 2302-603-1 (Proposed Details-Extension Door Details); Design and Access Statement; Location Plan

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:

2302-101 (Proposed Ground Floor);2302-100 (Proposed Lower Ground Floor);2302-102 (Proposed First and Second Floor);2302-300 (Revised drawing received on 29/08/2024, Proposed Elevation); ;2302-000 (Existing Lower Ground and Ground Floor);2302-000 (Existing First and Second Floor);2302-200 (Existing Elevation); 2302-600 (Proposed Details-Fireplace); 2302-601 (Proposed Details-Box Shutters); 2302-602 (Proposed Details-Sash Shutters); 2302-603-1 (Proposed Details-Extension Door Details); Design and Access Statement; Location Plan

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 application site is a Grade II listed house located within the Hampstead Conservation Area, built in the 1790s as a pair together with No.34, forms part of a row of terraced buildings. Built in brown brick the pair stand at 3 storeys with a semi-basement. The houses have a flat brick frontage, each of two windows with a central blind window, and grey brick porch. The proposal involves a number of works to the property, primarily involving the Erection of a single-storey rear extension at the lower ground level; reinstatement of the front lightwell stone staircase on the front elevation, and internal alterations.

The site is located within the sub-area 2, 'Christ Church/Well Walk', of Hampstead Conservation Area. The significance of the site includes its architectural design and materials, floorplan, townscape value and its evidential value as a late seventeenth century terraced building. The Council has a statutory obligation to preserve or enhance the character and appearance of the conservation area, to which the subject site makes a positive contribution. The internal works that are proposed, such as the restoration of the fireplace and the use of traditional materials such as lime plaster, reclaimed floorboards, seek to restore the historical significance that have been inappropriately lost over the years, which is welcomed.

The applicant has revised the proposal from as originally submitted to match the existing rear elevation. At the rear, the proposed 3.4m deep single-storey rear extension is considered to represent a proportionate addition that would

not cause harm to the character and setting of the host and neighbouring properties. The proposed extension would span the half width of the rear elevation at lower ground floor level and would be similar in size to several neighbouring extensions along Well Walk. Furthermore, the use of sash framed doors and matching bricks would ensure that the extension's appearance would be complementary to the appearance of property, while allowing for legibility between the original building and the extension. The proposal is also consistent with similar approved proposals at neighbouring properties at nos. 34 Well Walk and will therefore not harm the character of the wider Conservation Area. Due to the modest size of the proposed extension, it would not be considered to add significant bulk or massing and would be subordinate to the host property, as well as retaining a reasonably sized garden. The reinstatement of all front lightwell stone staircase is considered acceptable on character and heritage grounds, as it enhances the scenery within the Conservation Area.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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.

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 2023.

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