

Application ref: 2024/3568/L
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Doyle Town Planning & Urban Design
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
72 Heath Street
London
NW3 1DN

Proposal:
Demolition of existing conservatory and erection of a replacement single-storey rear extension and associated internal alterations.

Drawing Nos:
3072(PRE)000, 3072(PRE)100, 3072(PRE)110, 3072(PRE)200, 3072(PRE)210,
3072(PRE)211, 3072(PRE)501, 3072(PRE)502, 3072(PRE)503, Proposed rear and flank elevation/sections (14/08/2024), Proposed Side elevation/sections (14/08/2024), Proposed floor plans (REV A 8 10 2024), Side elevation illustrating materials palette, Planning, Design and Access Statement (August 2024)

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:

3072(PRE)000, 3072(PRE)100, 3072(PRE)110, 3072(PRE)200, 3072(PRE)210, 3072(PRE)211, 3072(PRE)501, 3072(PRE)502, 3072(PRE)503, Proposed rear and flank elevation/sections (14/08/2024), Proposed Side elevation/sections (14/08/2024), Proposed floor plans (REV A 8 10 2024), Side elevation illustrating materials palette, Planning, Design and Access Statement (August 2024)

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 building forms part of an irregular terrace of four terrace houses dating from c1740-60. Its overall form remains largely intact, although there have been alterations including a later shopfront. Internally, at ground floor level, the building has been stripped of most of its historic features, although semblances of the original layout is still clearly legible. They are of special interest as small scale houses, of a vernacular style of the pre 19th Century Hampstead and for their group value.

The existing conservatory at the rear was approved in 1998 and is constructed from timber. It is a non original structure and not based on any historic precedent, so its removal would not cause any harm.

Since pre-application stage the design of the extension has been revised to rearrange the massing and reduce the overall floor area. It is now designed to appear as a series of incremental additions which is keeping with the character of this type of building, which would have been adapted as it evolved.

The existing rear elevation of the building will be maintained with a clear distinction maintained between the original building and the new extension, which will maintain the sense of scale of the existing building. The extensions, already being stepped in scale externally, are also divided into two parts with the proposed nibs. The extension thus retains an ancillary outrigger character compared with the host building and is therefore accepted.

Given the densely built up rear context of the group of buildings at 70-76 Heath Street, the size and design of the extension sits comfortably and does not harm either the special interest of 72 Heath Street or the setting of 70 and 74-76 Heath Street.

Overall, the proposal would preserve the special architectural or historic interest of the building. The council has had special regard to the desirability of

preserving or enhancing the listed building, its setting, and its features of special architectural or historic interest.

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 was taken into account when coming to this decision. No objections were received.

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 2023.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer