

Application ref: 2024/4041/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
Date: 28 October 2024

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

BPG Architects + Surveyors
Studios 1 & 2
Old Kings Head Court
11 High Street
Dorking
Surrey
RH4 1AR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 Willow Road
London
NW3 1TH

Proposal:

To undertake the full strip and renewal of the existing original asphalt flat roof coverings to No.2 Willow Road with matching modern materials to enhance the thermal performance and leave the roof looking as originally finished. Works include detailing around existing roof features chimney stacks, three glazed louvred vent housings, two large single piece glass domed roof lights, the main tank room housing, an intake/extract fan ventilation unit, a concrete flue/chimney and several plumbing vent pipes of varying sizes. The works will also involve the parapets at front rear and party walls, renewal of all lead flashings and re-use of the existing outlets.

Drawing Nos: Design, Access & Heritage Statement_HS 13/09/204; 4450-BPG-XX-RF-DR-B-1001-T01_Existing Roof Plan; 4450-BPG-XX-RF-DR-B-1001-T02_Proposed Roof Plan; PEU-0143433_KN-1B-FOR_RevB_Kingspan Insulation Proposed Drawing; B5VIPSPECIAL_Proposed Party Wall Detail Drawing

Supporting Documents: SFO-0048298-Rev3_IKO Report Letter - 09.09.2024;
ES002_IKO Easyseal Pro - Uninsulated Cold Applied System; 02/3916-Sheet3_IKO Easyseal Pro Waterproofing System

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:

Design, Access & Heritage Statement_HS 13/09/204; 4450-BPG-XX-RF-DR-B-1001-T01_Existing Roof Plan; 4450-BPG-XX-RF-DR-B-1001-T02_Proposed Roof Plan; PEU-0143433_KN-1B-FOR_RevB_Kingspan Insulation Proposed Drawing; B5VIPSPECIAL_Proposed Party Wall Detail Drawing

Supporting Documents: SFO-0048298-Rev3_IKO Report Letter - 09.09.2024; ES002_IKO Easyseal Pro - Uninsulated Cold Applied System; 02/3916-Sheet3_IKO Easyseal Pro Waterproofing System

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 application building, 2 Willow Road, is the central property in a terrace of three houses *1, 2, 3, Willow Road* that is Listed as Grade II* on the National Heritage List for England (No. 1379196), located in the Hamstead Conservation Area, and covered by Article 4 Directions.

The modernist building was designed by architect Erno Goldfinger in 1938 as three individual terrace houses forming a unified rectilinear block, appearing as a single building with liner glazing at first floor level and a continuous parapet line. The subject central property was the architect's own home and is now owned and operated by the National Trust as a museum. The building has a reinforced concrete structure with external walls faced in red brick. The floors plates of the two-story building are carried on concrete columns and a cylindrical central drum off which the internal spiral staircase is cantilevered.

The application works relate to the renewal of the existing original asphalt flat roof covering with new permaphalt and additional insulation to secure weathertightness and improve thermal performance. The works will also involve general like-for-like repairs of the parapet copings and lead flashings.

The existing original roof structure consists of a 225mm thick reinforced in-situ concrete slab, 25mm cork insulation, 50-130mm sand cement screed, and 20mm asphalt membrane to main roof with lead flashings and features including chimney stacks and dome rooflights. It has been confirmed that the flat roof covering is reaching the end of its functional life such that its repair and replacement is required to secure the building's general weathertightness.

The materiality, detail and methodology of the works proposed will be compatible with the original fabric and features of the building. The reapplied roofing substrates will be detailed around all the existing retained roof features, including: chimney stacks/flues, three glazed louvred vent housings, two domed roof lights, the main tank room housing, and ventilation pipes and units. The associated build-up to accommodate additional insulation has been demonstrated not to impact the roof features, specifically the domed rooflights, or project above the party-wall upstands.

It is therefore considered that the proposed works will not harm the special architectural or historic interest of the Listed Building. At the completion of works, the roof elevation would present as unchanged and as such the character and appearance of the Hampstead Conservation Area will be preserved.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state, dated 11 October 2024.

- 2 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 2021 and the National Planning Policy Framework.

- 3 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5

Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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