

Application ref: 2024/0710/L
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DARA
21-23 Egerton Gardens
Flat 6
London
SW3 2DF
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Goulding House
85 Heath Street
London
NW3 6UG

Proposal:

Internal and external alterations including the demolition of the existing glazed extension and the erection of replacement extension to form a new dining room within the existing enclosing walls with new WC and storage space, the removal of existing staircase and the creation of a new staircase, the installation of a bin and bike store and a separate lock up retail (Class E) unit at ground floor fronting Heath Street, installation of a new window to the north elevation all associated with the change of use of the part ground floor and first floor from commercial unit (Class E) to create a residential dwelling (Class C3) accessed from Golden Yard.

Drawing Nos: 1955-NMA-00-XX-SK-B-00001; 1955-NMA-00-ZZ-SK-A-00100 REV P9; 1955-NMA-00-XX-SK-A-00200 REV P8; 1955-NMA-00-XX-SK-A-00300; 1955-NMA-00-XX-SK-A-00700; 1955-NMA-XX-XX-PH-A-00001; 1955-NMA-00-ZZ-SK-D-00100; 1955-NMA-00-ZZ-SK-A-00200 REV P8; 1955-NMA-00-ZZ-SK-A-00700 REV P8; 1955-NMA-00-ZZ-SK-D-00100 REV P7; 1955-NMA-00-ZZ-SK-B-00100; 1955-NMA-00-XX-SK-B-00200 REV P4; 1955-NMA-00-ZZ-SK-A-00300 REV P8; 1955-NMA-XX-01-DR-A-00600 Planning Design and Access Statement dated January 2024, prepared by DARA Capital Ltd and Heritage Statement REV4 dated March 2023, prepared by Roger Mears Architects.

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: 1955-NMA-00-XX-SK-B-00001; 1955-NMA-00-ZZ-SK-A-00100 REV9; 1955-NMA-00-XX-SK-A-00200 REV8; 1955-NMA-00-XX-SK-A-00300; 1955-NMA-00-XX-SK-A-00700; 1955-NMA-XX-XX-PH-A-00001; 1955-NMA-00-ZZ-SK-D-00100; 1955-NMA-00-ZZ-SK-A-00200 REV8; 1955-NMA-00-ZZ-SK-A-00700 REV8; 1955-NMA-00-ZZ-SK-D-00100 REV7; 1955-NMA-00-ZZ-SK-B-00100; 1955-NMA-00-XX-SK-B-00200 REV4; 1955-NMA-00-ZZ-SK-A-00300 REV8; 1955-NMA-XX-01-DR-A-00600 Planning Design and Access Statement dated January 2024, prepared by DARA Capital Ltd and Heritage Statement REV4 dated March 2023, prepared by Roger Mears Architects.

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 and policy DH2 of the Hampstead Neighbourhood Plan 2024.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) The drainage of all new lavatories together with the underfloor structures;

b) Details of the new staircase and its banisters, showing the incorporation of surviving portions of the historic staircase, at 1:20;

c) Details of all facing materials, including a 1sq. m sample of new brickwork;

d) Details of the rainwater drainage for the new rear structure;

f) An RCP lighting plan, to demonstrate the removal of all unauthorised recessed downlighters and their replacement with surface-mounted devices, and;

g) Details at 1:20 of all new doors and windows, showing section, elevation and plan.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 5 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) a lighting plan to replace the current ceiling lighting in the ceiling elements to be renewed

The works shall thereafter proceed in accordance with the plan approved.

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 host property is a Grade II listed two-storey building in retail use. The shop fronts on to Heath Street, with a kitchenette to the rear at ground floor level and storage space on the first floor above. There is also access to the site from Golden Yard to the rear and the site appears to be a one-up-one-down cottage of the 18th century that has become a shop. At a later point, another pitched-roofed structure has been added to its rear with penetrations into 83 Heath Street c1800, on Hollybush Steps. WC provision is sited within this section. A glazed lean-to structure has been added covering the rear yard, containing a staircase.

The proposed external works relate to a single storey rear extension and a glazed link extension to the rear elevation, following the demolition of the existing two storey rear extension and glazed roof. The proposed rear extension would be constructed with matching brickwork and would consist of a flat roof, the link extension would be predominantly glazed the proposed works to the demolition of the glazed roof is acceptable. The roof will have a central glazed rooflight to bring natural light into the new dining space below. Between the roof and the rear elevation a further glazed link with a flat roof is proposed, acting as a transitional space between the new extension and the original building.

The rear extensions is considered to be of modest proportions subordinate and respectful in scale to the host building. It replaces an existing 2 storey extension predominantly glazed (above ground floor) in character. The minimalist single storey rear extension and the infill glazed extension are considered suitably respectful but distinct from the simple rear elevation of the host building. It should be noted that the existing modern glazed extension above ground floor level impacts negatively on the historic character of the

building, which would be removed. The historic window opening at first floor level that has been converted into a doorway is to be reinstated, with a new timber vertical sliding sash window inserted. A further new window is to be inserted into the adjacent opening to the north, which was made internal by the glazed extension and a condition would be attached to ensure details of all new windows would be submitted. The existing original brickwork to the rear wall that will be exposed again through removal of the glazing will be painted white and the roof with the green coloured glazed pantiles; although non-original (they do not appear to be present) and the materials would be retained and repaired where required using new tiles to match the originals. Whilst the tiles to the adjacent roof to the north-west are also to be maintained as existing.

The existing rear gateway would be retained, and the existing steps down which connect to the ground floor level of the rear section of the house, which are currently covered over, are to be exposed, reinstating a further original feature. The exposure of the original steps would be welcome. No objection is raised for the removal of the kitchenette and the insertion of correct new window would enhance the historical significance of the listed building.

To the flanking wall to the north the existing oriel window is to be retained and refurbished, enhancing this important historic feature of the listed building.

Internally a new WC and storage space, required in order to create a self-contained shop unit in the adjacent front room. This is to be in lightweight plasterboard and the proposed works would be entirely reversible. The WC would be located adjacent to the new separating wall and to preserve the architectural integrity of the host building a condition would be attached for the details of the all the service run and the drainage of all new lavatories, to be submitted and approved. This would demonstrate no harm to underfloor structures.

- 2 The existing modern staircase within the ground floor is to be removed in its entirety along with the glazed extension the revised drawing indicating that there are modern material within the floor to justify the position of the new stair and the works are considered acceptable and a new dining room formed within the existing enclosing walls.

The new staircase rises through the floor in the north-east corner. This utilised the original stairwell, which is to be re-opened and the new stair is entirely freestanding and reversible. However, the details of the new staircase and its banisters, showing the incorporation of surviving portions of the historic staircase would be conditioned and the details would be submitted for approval. The existing timber weatherboarding to the north wall would be maintained which would remain untouched. The space is to be sub-divided to create a new bedroom space to the south, with the northern area used as a landing and the conservation officer raised no concern with the modern plasterboard ceiling being replaced and this element is considered acceptable.

During the site visit it was observed that unsympathetic lighting fixtures had been installed in the existing plasterboard ceiling. The replacement of the

ceiling affords the opportunity for more appropriate lighting to be installed and details of this should be provided prior to any installation. A condition is attached to ensure this is addressed during the course of the works.

Overall the works are not considered harmful to the surviving historic features of the listed building. Moreover, the proposal would result in the unsympathetic modern interventions being replaced with design features which reinstate the original building form in certain areas. Thus the internal and external alterations are not considered harmful to the significance of this part of the listed building.

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 2013.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2025. The proposed development also accords with policies of the London Plan (2021) and of the National Planning Policy Framework 2023.

- 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer