

Application ref: 2024/4861/L
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Date: 11 December 2024

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Firstplan
Broadwall House 21
Broadwall
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
40 Well Walk
London
NW3 1BX

Proposal:
Internal alterations to all floors.

Drawing Nos: Location Plan; Planning and Heritage Statement; Design and Access Statement; Drawing No: 327_00_01 (Drawing Description: Existing Site Plan); Drawing No: 327_00_09 (Drawing Description: Existing Lower Ground Floor); Drawing No: 327_00_10 (Drawing Description: Existing Ground Floor); Drawing No: 327_00_11 (Drawing Description: Existing First Floor); Drawing No: 327_00_12 (Drawing Description: Existing Second Floor); Drawing No: 327_00_13 (Drawing Description: Existing Third Floor); Drawing No: 327_00_14 (Drawing Description: Existing Roof); Drawing No: 327_00_20 (Drawing Description: Existing Section 20); Drawing No: 327_00_21 (Drawing Description: Existing Section 21); Drawing No: 327_00_22 (Drawing Description: Existing Sections 22 and 23); Drawing No: 327_00_30 (Drawing Description: Existing Front Elevation); Drawing No: 327_30_09.1 (Drawing Description: Lower Ground Floor Demolition); Drawing No: 327_30_10.1 (Drawing Description: Ground Floor Demolition); Drawing No: 327_30_11.1 (Drawing Description: First Floor Demolition); Drawing No: 327_30_12.1 (Drawing Description: Second Floor Demolition); Drawing No: 327_30_13.1 (Drawing Description: Third Floor Demolition); Drawing No: 327_30_09 (Drawing Description: Proposed Lower Ground Floor); Drawing No: 327_30_10 (Drawing Description: Proposed Ground Floor); Drawing No: 327_30_11 (Drawing Description: Proposed First Floor); Drawing No: 327_30_12

(Drawing Description: Proposed Second Floor); Drawing No: 327_30_13 (Drawing Description: Proposed Third Floor); Drawing No: 327_30_50 (Drawing Description: Floor Build Up); Drawing No: 327_30_70 (Drawing Description: Fireplace Schedule); Drawing No: 034 (Drawing Description: Internal Doors).

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:

Location Plan; Planning and Heritage Statement; Design and Access Statement; Drawing No: 327_00_01 (Drawing Description: Existing Site Plan); Drawing No: 327_00_09 (Drawing Description: Existing Lower Ground Floor); Drawing No: 327_00_10 (Drawing Description: Existing Ground Floor); Drawing No: 327_00_11 (Drawing Description: Existing First Floor); Drawing No: 327_00_12 (Drawing Description: Existing Second Floor); Drawing No: 327_00_13 (Drawing Description: Existing Third Floor); Drawing No: 327_00_14 (Drawing Description: Existing Roof); Drawing No: 327_00_20 (Drawing Description: Existing Section 20); Drawing No: 327_00_21 (Drawing Description: Existing Section 21); Drawing No: 327_00_22 (Drawing Description: Existing Sections 22 and 23); Drawing No: 327_00_30 (Drawing Description: Existing Front Elevation); Drawing No: 327_30_09.1 (Drawing Description: Lower Ground Floor Demolition); Drawing No: 327_30_10.1 (Drawing Description: Ground Floor Demolition); Drawing No: 327_30_11.1 (Drawing Description: First Floor Demolition); Drawing No: 327_30_12.1 (Drawing Description: Second Floor Demolition); Drawing No: 327_30_13.1 (Drawing Description: Third Floor Demolition); Drawing No: 327_30_09 (Drawing Description: Proposed Lower Ground Floor); Drawing No: 327_30_10 (Drawing Description: Proposed Ground Floor); Drawing No: 327_30_11 (Drawing Description: Proposed First Floor); Drawing No: 327_30_12 (Drawing Description: Proposed Second Floor); Drawing No: 327_30_13 (Drawing Description: Proposed Third Floor); Drawing No: 327_30_50 (Drawing Description: Floor Build Up); Drawing No: 327_30_70 (Drawing Description: Fireplace Schedule); Drawing No: 034 (Drawing Description: Internal Doors).

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:

No.40 Well Walk is a grade II* listed Georgian Townhouse, located within Sub-area 2 (Christ Church/Well Walk) of Hampstead Conservation Area. The house is of particular significance as it was the home of John Constable who resided at the house between 1827 - 37.

The proposal is for the internal refurbishment of the property.

The proposed scheme retains the plan form of the building. It also retains original features, including the below dado panelling at ground and first floors and the original fireplaces where present. It seeks to primarily alter modern fabric and features.

The most significant parts of the proposal are to relocate the kitchen from the ground floor to the lower ground floor and to reinstate a traditional fireplaces at ground and second floors, providing heritage benefits to the property.

Elsewhere the refurbishment includes replacing bathrooms in existing locations, replacing floor coverings, some non-original doors and fitted joinery, and changes to lighting.

The proposed changes and maintenance are considered not to result in harm to the architectural significance of the listed buildings.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Historic England was consulted, and responded on 14 November 2024, authorising the Council to determine the application as it thinks fit (with the letter stamped by the Secretary of State on 10 December 2024). The Hampstead CAAC were consulted but chose not to respond. 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.

- 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 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 grey rectangular background.

Daniel Pope
Chief Planning Officer