

Application ref: 2024/5089/L  
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**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**66 HEATH STREET  
NW3 1DN**

Proposal:

Installation of a new gas meter, gas meter box and riser pipe on side elevation  
Drawing Nos: Site location plan; Design Access and Heritage Statement; Drawings  
Numbered: 1222.020

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: Site location plan; Design Access and Heritage Statement; Drawings Numbered: 1222.020

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 Site and Significance

End of terrace house with later restaurant. Early C18, refaced early C19. Painted brick. Significance includes architectural design and materials, planform, evidential value as a Georgian house and townscape value within the Hampstead conservation area including contribution to setting of neighbouring listed buildings.

Proposed Works

Installation of a new gas meter, gas meter box and riser pipe on side elevation.

Impact of Proposed Works on Significance

The application documents state that "the existing gas supply for the residential accommodation is at the moment located on the basement floor of the commercial unit and as such considered illegal. Cadent, our gas supplier has visited the site and determined that since there is no option to keep the gas meter within the property, the new meter must be positioned next to the entrance door."

The proposed location of the gas meter is not optimal in terms of visibility as it will result in some public visibility. However, it is understood that there is no other accessible less harmful location for the meter to go. It is not on the principal elevation of the building and is set back on the side return which faces onto a blind alley. There is removal of a redundant gas pipe which helps balance the visual impact in terms of visual clutter to the conservation area. In terms of the listed building itself, there is no loss of historic fabric or evidential value.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

Section 66(1) of the Listed Buildings Act 1990 directs that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses." The works preserve the setting of all neighbouring listed buildings.

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