

Ms Benedetta Rogers
Featherstone Young Architects
25 Links Yard
Spelman Street
London
E1 5LX

Application Ref: **2015/5441/L**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

3 December 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Chestnut Cottage
Vale of Health
London
NW3 1AZ

Proposal: Erection of a single storey side extension, single storey garage extension, erection of a timber pergola, creation of a new rear window opening, relocation of boundary gate and internal works to the stairs and walls.

Drawing Nos: Heritage design & Access Statement, Arboricultural Report, Location Plan (001), Site Plan (002), 003, 004, 005, 006, 007, 008, 009, 10, 100, 101, 102, 103, 104, 200, 300, 301, 302, 303 & 304

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works hereby approved are only those specifically indicated on the drawing(s).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

- c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

- d) Samples and manufacturer's details of new facing materials for the single storey extension and exterior alterations (to be provided on site and retained on site during the course of the works).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 A method statement, including details of removal/dismantling of the exterior walls shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting consent:

The two proposed single storey extensions respect the scale and modest proportions of the attractive historic cottage. One of the extensions projects off the detached garage to provide a larger bin storage/garden store and the other single storey extension is attached to the east elevation of the cottage providing a cloakroom. The proposed pergola and modifications to the non-original fabric of the two garage buildings are not considered to harm the setting of the Grade II listed building.

The exterior alterations including the lowering of the window cill on the south elevation, widening of the garage door opening, relocation of the side gate entrance, new window opening and replacement of non-original door and windows on the north elevation with new windows. The alterations are either replacing non-original elements of the listed building or not considered to overwhelm or detract from the special character and interest of the building.

The interior of the building has witnessed significant alterations that have largely removed a significant portion of any historic fabric. The existing internal features appear to have been replaced with high quality but mock originals. On balance the lack of any historic fabric and the proposed changes respecting the original floor plan layout are considered acceptable.

The justification for the re-location of the exterior entrance door and internal layout re-configuration would provide a better use of space. The extensions and alterations improve the relationship and quality of spaces within the property and ensure the good natural light benefits the principal living spaces.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 125-141 of 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment