

Mr. Stephen Laverty
Alan Higgs Architects
77 Ashmill Street
London
NW1 6RA

Application Ref: **2015/5511/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

8 December 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
20 Perrin's Lane
London
NW3 1QY

Proposal:

Lowering of twentieth century closet wing and rear extension floor level with new concrete floor set on existing foundations; underpinning brick return wall of closet wing.

Drawing Nos: Block Plan (301 PL_01);
Site Location Plan (301 PL_02);
301 PL_03, 301 PL_04, 301 PL_05, 301 PL_06;
Heritage Statement;
Design and Access Statement

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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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 The proposed removal and recasting of the floor onto the existing foundations within the previously extended closet wing will create modest additional floor-to-ceiling height as part of a general refurbishment of the kitchen. The limited scope of this work reflects clear guidance given in pre-application advice. The closet wing flank wall is to be retained but will require underpinning to accommodate works to the floor. There is to be no structural impact on other walls.

The flank wall, which stands in the position of the return of the original closet wing but which has probably been rebuilt, is the only fabric with any historic interest which stands to be affected by the proposals. The new floor-to-ceiling height in the rear room will still be no greater than that in the historic ground floor rooms of the house. Neither historic fabric nor volumes will be harmed by the proposals, so the special interest of the building is judged to be preserved.

As all of the work proposed is internal, no consultation was necessary. No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses, 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 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 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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, 2nd

Floor, 5 Pancras Square, London, N1C 4AG (tel: 020-7974 6941).

- 3 You are advised that the application site stands within the Hampstead Archaeological Priority Area. Little or no ground disturbance is expected in connection with the proposals which are therefore thought to pose no risk to buried archaeology. The Greater London Archaeological Advisory Service has therefore not been consulted at application stage, but it may be appropriate to consult the Service in the event of ground disturbance during the works.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment