

Mrs Charlotte Grant
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Application Ref: **2015/6949/L**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

6 April 2016

Dear Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
84A Heath Street
London
NW3 1DN

Proposal:
Erection of pedestrian gate following removal of existing, and installation of associated railings.

Drawing Nos: Site Location Plan (Ref. 682-S01-P5); GE02-P1; GA01-P1; GE03-P1; GA02-P1; E-2; E-3; P01; P; Cover Letter Dated 25.11.15; Design, Access and Heritage Statement

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 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 Reasons for granting listed building consent:

The material, finish and considered detailed design of the proposed new pedestrian gate and railings are deemed to be appropriate. Constructed from metal, and featuring a top and bottom crossbar and posts that extend above and below these, the proposed gate would have the same visual configuration as the existing gate and would be sited in the same position, but would simply be slightly wider to allow improved access to the site. Proposals to install the new gate retain a large section of the existing railings to the east elevation, and in this way result in the loss of limited original fabric, so minimal harm is caused by the introduction of the new gate. The new pedestrian gate also carefully mirrors the detailed design of the retained railings, and so would sit cohesively within the existing boundary treatment on the east elevation. On the south elevation, the proposed railings will sit along a very limited length of the boundary with 84 Heath Street, and so will have little impact on their setting. Fixed to an existing post which will remain in situ, and a new post bolted in to the existing mortar, so that they are suspended above the detailed historic panel below, the railings will also not disturb any existing architectural features of the site. Additionally, both the proposed pedestrian gate and new railings are appropriate in terms of their detailed design as their posts match the dimensions of existing posts, and they retain the attractive decorative finials that add architectural interest to the boundary treatment. Set behind the stone pier to the neighbouring 84 Heath Street and running along such a short length of the property's boundary, the south elevation railings will have little impact on the setting of this Grade II Listed building. Similarly, as the proposed gate retains its existing relationship with the adjacent Grade II Listed Heath Street Baptist Church, there will be no impact on the setting of the listed building here either. Proposals are consequently not considered to have an adverse impact on the appearance or character of the building's front elevation, or the wider street scene and are considered therefore to preserve the setting's special architectural

and historic interest.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

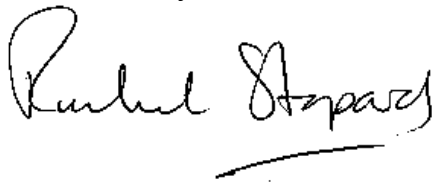
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment