

Ms Eleni Makri
Conservation PD (Planning + Design)
Phoenix Yard
65-69 Kings Cross Road
London
WC1X 9LW

Application Ref: **2016/3584/L**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 **3406**

16 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Well Walk
London
NW3 1BY

Proposal:
Construction of front lightwell incorporating two French doors, relocation of the electrical box at the front elevation to the side together with single storey ground floor side extension

Drawing Nos: 120443 Rev A; 120443 FP Rev C; 120443 ELE (page 1) Rev C; 120443 ELE (page 2) Rev D; D500 Rev 00; D1004 Rev 00; D2001 Rev 00; D2002 Rev 00; D2003 Rev 00; D2004 Rev 00; D3001 Rev 00; 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 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 development hereby permitted shall be carried out in accordance with the following approved plans 120443 Rev A; 120443 FP Rev C; 120443 ELE (page 1) Rev C; 120443 ELE (page 2) Rev D; D500 Rev 00; D1004 Rev 00; D2001 Rev 00; D2002 Rev 00; D2003 Rev 00; D2004 Rev 00; D3001 Rev 00; Design and Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting listed building consent

This application is identical to previously approved listed building consent application 2012/4714/L dated 09/11/2012 which has now expired.

The proposed works would complement the existing adjoining properties in the group of listed buildings. The relocation of the electrical box to the side of the building would restore the historic façade of the property. The proposed lightwell would project 1.5m in front of the building, and would be 5.8m wide and with a depth of 1.5m, surrounded by iron railings. The existing windows to the front would be replaced by French doors. The proposed side extension extends 1.5m forward from the existing side projection and set back more than 10m from the front façade. The extension would measure 1.05m wide with a pitched roof rising from 2.2m to 2.9m and clad in red brick with a slate roof to match the existing building.

The proposed scale, massing, design detail and materials for the lightwell and the extension are considered appropriate to preserve and enhance the character and significance of the Grade II listed building. Furthermore, due to the depth of the front garden and existing mature landscaping, the proposed alterations would not be unduly visible or affect the character and appearance of the Hampstead Conservation Area.

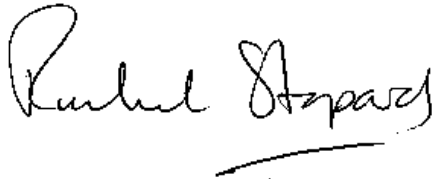
The building has an existing basement at the front. The previously granted planning application 2012/4714/L has deemed that a Basement Impact Assessment is not required in this instance as the proposal is relatively small compared to the footprint of the building; would not involve any internal excavation, or require any alterations to the building's foundations. For these reasons, it was deemed that the proposal would have an effect on the stability of the Grade II listed building or of neighbouring buildings, local hydrology or hydrogeology.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage).

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 drawn underneath the signature.

Rachel Stopard
Executive Director Supporting Communities