

Mrs Tori MacCabe  
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66-68 Margaret Street  
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W1W 8SR

Application Ref: **2016/4600/L**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

25 October 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**17 East Heath Road**  
**London**  
**NW3 1AL**

Proposal:

Internal and external works in association with erection of single-storey glazed extension at rear basement floor level; and installation of a new timber sliding entrance gate to front boundary; and works to the front driveway and rear garden.

Drawing Nos: Location plan; Existing - P\_01 A; 100 AP\_02 C; 100 A BP\_03 B; 100 A BP\_04 A; 100 AP\_05 A; 100 AP\_06 A; P\_07 A; AP\_08 A; P\_11 A; P\_13A; P\_14 A; P\_15 B; P\_16 A; AP\_17 A; P\_18; P\_19 B; P\_20; P\_21; P\_22; P\_23; Door Schedule 16006 Rev A; Design Access Statement, ref. 16006, July 2016; Heritage Statement, July 2016 by APH; Landscape Design Proposal, 29July 2016. ?

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 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.

- 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.

- 4 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] Details of new front steps to basement, showing fixings, appearance, materials and position.
- b] Details of the external re-surfacing.
- c] Detailed drawings of new flooring including Under Floor Heating to ensure no floor build up.
- d] Details of all new decorative detailing including skirtings', cornice, ceiling roses.
- e] Plan, elevation, section drawings and samples of the timber gates including details of the closing mechanism at scale 1:10.
- f] Detail drawings of the balustrades
- g] Details at a scale 1:10 of the rooflight
- h] Details of the schedule/methodology for repairs to internal staircase
- i] Details at a scale 1:10 of the new sash windows and doors plus section drawings showing typical glazing bars and moulding profiles at scale 1:2.

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 listed building consent:

The proposed single-storey glazed extension at rear basement floor level would abut an existing single-storey basement extension and setting 1.0m below the apex of the shared boundary wall with no.16. The extension is subordinate in scale and location to the 3- storey host listed building, and respects the character and setting of neighbouring listed buildings; with single-storey extensions of varied scale and materials. The reversible simple modern design, with no loss of historical fabric is appropriate for this building; and the conservation area and its largely glazed and lightweight appearance harmonise with the white rendered finish of the host building. As such, the single-storey extension would have a limited impact on the character and appearance of the Hampstead conservation area. The proposal is considered acceptable.

Erection of single-storey glazed extension at rear basement floor level; and installation of a new timber sliding entrance gate to front boundary and associated works to the front driveway and rear garden.

Internally, the building has been previously altered and there are features of historical interest remaining. The proposed internal works have been revised in acknowledgement that proposed internal alterations will not adversely impact upon the building's historic plan form; and no element of the proposals will involve the loss of or harm to significant or historic fabric. The proposal is considered therefore to preserve the building's special architectural and historic interest; and is therefore considered acceptable.

2 comments have been received. One suggests a condition to restrict the hours of works and the other highlighting due diligence on proposed works. There are two objections raised 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 its setting 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 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 the London Plan 2016, and 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

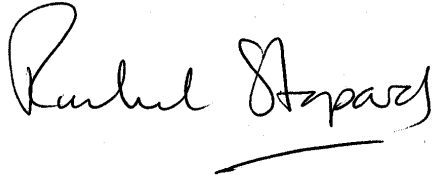
dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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  
Executive Director Supporting Communities