

Mr Alistair Grills
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Application Ref: **2016/2941/L**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

9 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
31 Heath Drive
London
NW3 7SB

Proposal:

Alteration and extension of existing basement as previously approved under App Refs 2015/3738/P & 2015/3953/L inc. part-removal and insertion of internal walls & floors, the lowering of the replacement floor; and the relocation of the replacement stair linking ground floor & basement; external & internal alterations at ground & first floor levels inc. window/door alterations; part-removal and insertion of internal walls & floors and a new stair flight linking ground & first floors; and the refurbishment of internal spaces throughout.

Drawing Nos: 1193-700 B (Existing Basement Floor Plan), 1193-700H (Existing Original Historic Basement Floor Plan), 1193-710 (Cleaned Existing Basement Floor Plan), 1193-701 C (Existing Ground Floor Plan), 1193-701H (Existing Original Historic Ground Floor Plan), 1193-711 (Cleaned Existing Ground Floor Plan), 1193-709 (Existing First Floor Plan), 1193-708H (Existing Original Historic First Floor Plan), 1193-712 (Cleaned Existing First Floor Plan), 1193-702 A (Location Plan), 1193-703 A (Context Plan), 1193-704 (Existing Front & Rear Elevations), 1193-705 A (Existing Elevation A & B), 1193-706.01 A (Existing Sections), 1193-706.02 (Existing Sections), 1193-706.03 A (Existing Sections), 1193-710 (Existing Basement Floor Plan), 1193-711 (Existing Ground Floor Plan), 1172-100 I (Proposed Basement Floor Plan), 1193-131 B (Proposed Ground Floor Plan), 1193-132 C (Proposed First Floor Plan), 1193-110 A (Site Set Up Plan), 1193-120 A (Proposed



Basement Floor Plan), 1193-121 A (Proposed Ground Floor Plan), 1193-122 (Proposed First Floor Plan), 1193-900 (Site Photographs Sheet 1), 1193-901 (Site Photographs Sheet 2), 1193-902 (Site Photographs Sheet 3), 1193-903 (Site Photographs Sheet 4), 1193-200 A (Basement RCP), 1193-201 A (Ground RCP), 1193-202 (First Floor RCP), 1193-300 A (Proposed Elevations A & B), 1193-301.01 C Proposed Section , 1193-301.02 B (Proposed Section), 1193-301.03 B (Proposed Section), 1193-302 (Basement Sliding Pocket Doors), 1193-303 A (Gnd Flr Drawing Room Elevation A), 1193-304.01 B (Gnd Flr Glazed Stairwell Wall), 1193-304.02 A (Gnd Flr Glazed Stairwell Wall), 1193-310 (Gnd Flr Dining Room French Doors), 1193-316 A (Proposed Rear Elevation), 1193-317 (1st Flr Stairs), 1193-318 (First Floor Balcony), Design and Access Statement with Heritage Assessment - Alistair Grills Associates, BIA - UK-Hydrosciences (May 2015), FRA and Soil Report - Geotechnical & Environmental Associates (May 2015), BIA Audit Response - Geotechnical & Environmental Associates

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 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 Council before the relevant part of the work is begun:

a) Plan, elevation and section and drawings of all joinery including architraves; skirting 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) details of all new cornice including corresponding floor plans

d) Plan, elevation and section drawings of the new staircase at a scale of 1:20

The relevant part of the works shall then be carried in accordance with the approved details

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 site is a Grade II listed house dating from c. 1905, by CHB Quennell within the Redington Frogna CA. The building forms one half of a semi-detached pair and is now internally divided into flats. The floor plan has been altered to accommodate subdivision for the flats, but the original room volumes at ground floor level are broadly appreciable. The basement floor is of limited significance and was altered in the 1970s to accommodate a new floor structure.

The works are for the alteration and extension of the existing basement as previously approved under planning permission and listed building consent references: 2015/3738/P & 2015/3953/L including part-removal and insertion of internal walls & floors, the lowering of the replacement floor; and the relocation of the replacement stair linking ground floor & basement; external & internal alterations at ground & first floor levels inc. window/door alterations; part-removal and insertion of internal walls & floors and a new stair flight linking ground & first floors; and the refurbishment of internal spaces throughout.

The proposed alterations at basement and ground floor are almost identical to those approved on 4th February 2016 relating to applications 2015/3738/P & 2015/3953/L. The minor changes to the plan would not harm the special interest of the listed building. For these reasons there is no objection to this element of the works.

The main difference between the former scheme and this proposal is the amalgamation of the first floor unit to create a triplex unit over basement, ground and first floors.

At first floor level the historic plan form remains intact but has been entirely removed of historic features and the floor levels have been changed in part. The proposal would respect the plan form and reinstate the layout where possible. The major intervention includes the installation of a secondary staircase to the gain

access to the ground floor without using the main stair which is still used to access the 2nd floor flat. This installation of the staircase is considered acceptable in this instance for three main reasons:

- Principally the layout of the original house has been lost through its subdivision into 3 units. This has resulted in the loss of the historic staircase
- The logical position to locate the new stair at ground floor has been used to have minimal impact on the plan form and;
- The staircase is to be entirely modern to allow the historic form and proportions of the spaces to be easily appreciated and recognised.

The insertion of the staircase would cause some harm the special interest of the listed building. This harm would be minor due to the works already carried out and would be offset by points two and three. In addition the applicant is proposing to reinstate scholarly joinery and plasterwork to lower ground; ground and first floors. This would reinstate significant character to the interior of the building which has otherwise been lost to heavy intervention during subdivision and pre-listing works. The proposal as a whole would preserve the special interest of the grade II listed building and can be recommended for approval in accordance with policies CS14, DP25, The London Plan and the National Planning Policy Framework. Planning conditions have been added requiring details of the new joinery be submitted to the council.

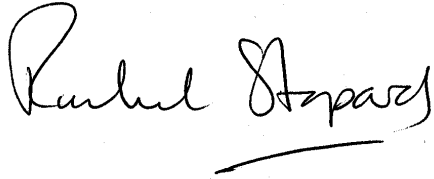
Special regard has been attached to the desirability of preserving the special interest of the listed building under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 2 The new joinery and plasterwork should be scholarly replicas of the original detailing found in the building.
- 3 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.
- 4 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.

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 the name.

Rachel Stopard
Executive Director Supporting Communities