

Ms Maureen Dor
Maureen Dor Architecture-Design-
Interiors
67 Oakwood Road
London
NW11 6RJ

Application Ref: **2017/1603/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

25 April 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Vivary Cottage Vale of Health
London
NW3 1AZ**

Proposal:

Replacement of existing steel and upvc windows with timber single glazed casement windows; Replacement of existing flat roof finish to ground floor single storey extension; Alterations to internal partition walls at first floor level.

Drawing Nos: V-EX-P01; V-EX-E01; V-EX-E02; V-EX-E03; V-EX-D01; V-EXD02; V-PR-P01; V-PR-E01-A; V-PR-E02-A; V-PR-E03-A; V-WD01; V-WD02; V-WD03-A; V-PR D01-A; V-PR D02; Design & Access Statement dated 17/04/17.

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.

Informative(s):

- 1 Vivary Cottage is a semi-detached two storey cottage built in the mid-19th century in the cottage ornée style. It is listed at Grade II with the adjacent Lavender Cottage. The property has a small single storey rear extension and a first floor side extension supported on brick piers, both of which appear to date from the mid-20th century. The property lies within the Hampstead Conservation Area.

The proposed replacement of non-original Crittall and uPVC windows with single glazed timber framed casement windows is considered to preserve and enhance the building's special interest through the removal of unsympathetic modern additions and the fact that the replacement windows will match the design and profile of existing solid timber casement windows on the north-west elevation that appear to date from the building's original construction. The proposed re-laying of the falls and covering of flat roof of the 20th century single story rear extension to address issues with water ingress is considered to be acceptable and to affect an area of low overall significance. The proposed internal reconfiguration of non-original partition walls at first floor level does not affect any historic fabric and is therefore considered to be acceptable. The proposals are considered to preserve the special interest of the listed building.

Public consultation was undertaken by way of a press and site notice. No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the Conservation Area, under s. 66 and s.72 of the Listed Buildings and Conservation

Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

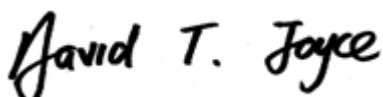
As such, the proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging Camden Local Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 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).
- 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.
- 5 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Executive Director Supporting Communities

2017/1603/L

David Joyce
Director of Regeneration and Planning