

Miss Andrea Miorin  
16e Grand Parade  
Green Lanes  
London  
N4 1LA

Application Ref: **2017/0696/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

12 May 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Foley House**  
**11 East Heath Road**  
**London**  
**NW3 1DA**

Proposal: Alterations and repairs, including repairs to the garden walls; installation of x6 rooflights on the east and west upper roof slopes, levelling of the first floor and addition of new glazed lobby at ground floor level of existing dwelling house (Class C3).

Drawing Nos: Site Location Plan 1700-100; 1701: -101, -102, -103, -110, -111, -112, -115, -116, -201 Rev A, -202 Rev A, -203 Rev A, -210, -211, -212 Rev A, -215 Rev A, -216 Rev A, -300, -301 Rev A, -302, 303 Rev A; Design & Access Statement issue 2, dated May 2017, including Structural Engineers Report on Lowering Floor and Adjacent Details, dated May 2013 prepared by Sinclair Johnson & Partners.

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.

Informative(s):

- 1 Reasons for granting consent:

The site is a Grade II listed building on the edge of the Heath, formerly a stable with coach house, now in ancillary use to the main house. The building dates from the late C18 and served Foley House (listed separately). The building has a weatherboarded front and lean-to extension, with clay tiles covering the lower roof slope, and pantiles on the upper slopes. The front (north) elevation is gabled with coach house and stable entrance doors and small windows. Internally, the ground floor has been altered within the coach compartment, but the stable room retains many original features, including some Dutch clinker brick flooring along with horse troughs and stall divider. The upper floor is accessed via a narrow, non-original spiral stair within the stable.

The current application is for alterations and repairs to improve the usability of the space, and includes repairs to the garden walls, the installation of x6 rooflights on the east and west upper roof slopes, levelling of the first floor and addition of new glazed lobby at ground floor level.

The proposals are broadly similar to works previously approved under listed building consent 2012/2508/L, granted on 10 July 2012; these works were not implemented and the permission has now expired. Minor alterations have been included within the current application to elongate and reduce the width of the

proposed rooflights to fit between existing rafters and to alter the design of the proposed internal partially glazed partition wall at ground floor level. General repairs to the building fabric and structure and boundary walls are also proposed.

The location, number and size of the proposed rooflights have been carefully considered to limit their impact upon the appearance and special interest of this listed building. The proposed lowering of the north section of the floor at upper level to the same level as the southern section is justified by the low floor to ceiling heights at the upper level. The existing coach compartment below is plain and lowering the ceiling by a small amount will not impact upon any significant historic fabric, nor is it considered to compromise the character of the upper and lower spaces. A method statement for the lowering of the floor (previously required via a condition attached to 2012/2508/L) has been included within section 5.4 of the Design and Access Statement with a supporting report prepared by Sinclair Johnson & Partners Structural Engineers. This sets out the approach to lift and re-use all existing floor boards and joists, using additional steel ties to provide stability, and to extend the two non-original posts. The installation of a lightweight partially glazed screen and door within the stable area to create a lobby off the main entrance door is considered to be acceptable as it will sit on an area of non-original flooring and will not impact upon any significant historic fabric. It will be fixed at the top and bottom and not supported off the timber panelled partitions to the sides of the room. The use of glazing will allow the original proportions of the room to be appreciated whilst creating a more usable space. Overall the works proposed are considered to be acceptable and to preserve the building's special architectural and historic interest.

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.

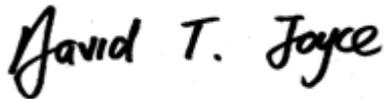
- 2 It is anticipated that the Inspector's report on the Local Plan will be published on 15 May 2017 and it will conclude that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 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, 5 Pancras Square, N1C 4AG (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, 5 Pancras Square, N1C 4AG (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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning