

Dr Vicki Harding
Garden Flat
19 Frognal Lane
London
NW3 7DB

Application Ref: **2016/6166/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

23 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Garden Flat
19 Frognal Lane
London
NW3 7DB**

Proposal: External works comprising the replacement of section of existing downpipe and installation of extract vent; Various internal works comprising the minor reconfiguration of existing walls and doorways, structural repairs and damp treatments, lowering of a section of floor and associated renewal of concrete flooring, replacement of internal wall and ceiling finishes, replacement of modern skirting boards and installation of internal shutters.

Drawing Nos: Site Location Plan; Floor Layout (Existing); Existing Floor Layout Showing Areas to be Demolished Rev 02; Section B-B (Existing); Section C-C (Existing); Section E-E (Existing); Sections A-A, B-B, C-C, D-D, E-E, F-F (Proposed) Rev 011; Proposed Floor Layout Rev 011; Design & Access Statement; Proposed Work; Floor Insulation Specification.

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 dating to c.1793, converted in 1969 by Francis Tasker. The building is a detached house that has been subdivided; the current application relates to the Garden Flat located at basement level. The site is located on the corner of Frogna Lane and Chesterford Gardens, within the Hampstead Conservation Area.

The current application includes minor external works, including the like-for-like replacement of a section of existing downpipe and the installation of a new extract vent, which has been sensitively located to minimise its visual impact. Works to internal walls comprise the removal of modern blockwork wall partitions around the existing store, the creation of two new openings to the existing workshop wall, and the creation of an opening within an original load-bearing wall to allow for the installation of a kitchen. The proposed width of the opening has been reduced during the application process to enlarge the retained nibs and to limit the loss of historic fabric. The advice of a structural engineer has been sought and information provided to support the current application to demonstrate that this intervention can be undertaken with additional structural support provided for the upper floors. It should also be noted that the works will be subject to Building Control approval.

Other minor interventions are proposed including structural repairs and damp treatments, lowering of a section of floor and associated renewal of modern concrete flooring, replacement of modern internal wall and ceiling finishes, replacement of modern skirting boards and installation of internal shutters. The works are considered to affect an area of the building that is of a lower level of significance and that has been subject to a variety of changes over time. As such 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. One neighbour objection was received regarding the potential harm caused to the structural stability of the rest of the building as a result of the works. A structural engineers report was submitted to support the current application and this is considered to be sufficient to demonstrate that the proposals can be undertaken without undermining the structural stability of the rest of the building. It should also be noted that structural issues will be assessed in detail as part of the Building Control approval process.

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 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, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes 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 now 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, 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

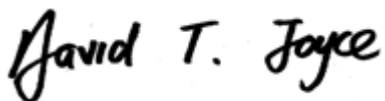
approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 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



David Joyce
Director of Regeneration and Planning