

Mr William Nickerson  
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London  
W12 8PA

Application Ref: **2017/1848/L**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

13 June 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**20 Well Road**  
**LONDON**  
**NW3 1LH**

#### Proposal:

Internal and external works in association with demolition of existing side extension and replacement with new single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roofslopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors and staircase.

Drawing Nos: Drawings: Location plan - WR / 00A; WR / 001; WR / 002; WR / 003; WR / 004; WR / 005; WR / 006; WR / 007 ; WR / 008 ; WR / 009 ; WR / 010 ; WR / 011 ; WR / 012 ; WR / 013 ; WR / 014; WR / 015 ; WR / 016; Tree Protection Plan 27/03/2017; Design and Access Statement; Arboricultural Method Statement, 4th April 2017, by Martin Dobson Associates, reference MDA reference G24.

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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016.

- 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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The proposed single-storey ground floor extension is considered appropriately detailed, scaled and positioned. The form, scale, high quality design and traditional materials of this conservatory style extension is considered to preserve the building's special interest, character and appearance. The additional depth of the proposed rear extension is not considered to cause harm. Similarly, the proposed replacement and new dormer windows plus heritage rooflights are appropriately positioned, modestly sized and traditionally detailed; they would preserve the building's special interest, character and appearance. The fenestration alterations of replacement windows and doors are acceptable.

Internal alterations are proposed to improve on previous unsympathetic alterations. They are all considered sympathetic and acceptable in appearance and materials and would not result in harmful loss of historic fabric. They will improve considerably the appearance of the host listed building without compromising the buildings' historic interest.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and

Regulatory Reform Act 2013.

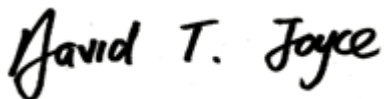
No objections have been received and the site's planning history was taken into account when coming to this decision. It is noted that this scheme is identical to that granted listed building consent ref 2014/2438/L on 18/07/2014.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy; policy DP25 of the London Borough of Camden Local Development Framework Development Policies; and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan March 2016 and the National Planning Policy Framework 2012.

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