

Mr David Scott
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London
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Application Ref: **2016/5963/L**
Please ask for: **Nora-Andreea Constantinescu**
Telephone: 020 7974 **5758**

29 June 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 East Heath Road
London
NW3 1BN**

Proposal: Erection of rear extension following the removal of shed and log store and alterations to the bin store area.

Drawing Nos: Site location plan; S01; S02; S03; S04; S05; PRO 01a; PRO 02a; PRO 03a; PRO 04a; PRO 05a; PRO 06; Design and access statement; Arboricultural Impact Assessment revised 28th June 2017; Site photos.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Samples of all new external facing materials, including facing bricks and roof slates
 - b) Details, including elevation, section and plan drawings of the proposed stable doors at a minimum scale of 1:20.
 - c) Details, including elevation, section and plan to show the profile of the retained and proposed architrave (where the window is removed) at a scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 All new rainwater goods shall be made of cast iron and painted black.

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 and policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission:

1 East Heath Road (East Heath Lodge) is one of a pair of semi-detached houses built c.1785, with alterations made c.1820. The application site is a five storey single family dwelling with rooms in the attic and lower ground floor. The property is a Grade II listed building, which lies within Hampstead Conservation Area, on the western side of East Heath Road and at the south of Hampstead Heath.

The proposals involve the construction of a single storey rear extension, replacing an existing timber shed, log store and dog kennel. The rear extension will be visible through the gate from East Heath Road, however it will be seen against the backdrop of an existing rear extension to the adjacent property (South Lodge).

The proposed extension would be formed of one part with a flat roof and roof lantern and one with a crown roof and slate roof tiles. The design of the proposed extension is sympathetic to the traditional character of main building, supported by the use of facing brickwork, slate roof tiles and timber windows and doors, and has a subordinate appearance. Harm to historic fabric has been kept to a minimum through the link to the main building being provided through dropping the cill of an existing window opening. Furthermore, the removed window is proposed to be re-used within the extension, which would contribute to the enhancement of the historic setting.

It is therefore considered that the proposed extension would not cause any harm to the character and appearance of the Hampstead Conservation Area or to the special character or setting of the listed building. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

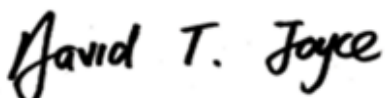
As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords with A1, D1 and D2 of Camden Local Plan Submission Draft, London Plan 2016 and National Planning Policy Framework 2012.

- 2 The Inspector's report on the Council's emerging 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.

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