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Application Ref: **2017/3530/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

25 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
21 Well Walk
LONDON
NW3 1BY

Proposal:
To insert new openings through two internal floors; on the lower ground and the raised ground, and through walls as necessary to allow for the installation of a single passenger (disabled) lift.

Drawing Nos: Design, Access and Heritage Statement; Location Plan; WW_16 Existing and proposed plans; WW_17 Existing Floor Plans; WW_20 Existing and proposed plans + lift positions; WW_VIS_01 Proposed renders; A-A/B-B_07 Existing and proposed sections AA/BB

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access and Heritage Statement; Location Plan; WW_16 Existing and proposed plans; WW_17 Existing Floor Plans; WW_20 Existing and proposed plans + lift positions; WW_VIS_01 Proposed renders; A-A/B-B_07 Existing and proposed sections AA/BB

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 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) Plan, elevation and section drawings of all new lift doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings of all new joinery and plasterwork detailing at a scale of 1:10 and 1:1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting Listed Building Consent (Delegated):

The site is a grade II listed semi-detached building and constructed in 1882; of four storeys and a basement of red brick with stone dressings under a brown tiled roof. Internally the list description notes original oak panels, carved fireplaces and a stone staircase. The building has been over time converted in to separate units; but now serves as one family unit with a separate flat at attic level.

The proposed works are internal only and include the insertion of a single passenger lift from the lower ground floor to the first floor. A site visit and assessment of the works clearly shows that the works are limited to the rear of the building and will involve no loss of historical detailing, features or significant or

impact upon the historic plan form. There will be loss of fabric by way of small sections of walls, floors and ceilings to accommodate the access through the building; however this is considered to be minimal in comparison to the overall scale and extent of retained fabric to the rest of the building and will not result in harm to the building's significance. For these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. No public consultation was necessary.

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 (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 T. Joyce

David Joyce
Director of Regeneration and Planning