



ENGLISH HERITAGE

LONDON REGION

Mr Neil McDonald
London Borough of Camden
Development Control Planning Services
Camden Town Hall
Argyle Street
LONDON
WC1H 8ND

Direct Dial: 020 7973 3717
Direct Fax: 020 7973 3792

Our ref: L00114823

25 October 2011

Dear Mr McDonald

**Planning (Listed Buildings and Conservation Areas) Act 1990
Notifications under Circular 01/2001**

Direction as to the Granting of Listed Building Consent

**HEATH HOUSE, NORTH END WAY, LONDON, NW3 7ET
Application No 2011/4908/L**

<i>Applicant:</i>	Hush Properties Ltd
<i>Grade of building(s):</i>	II*
<i>Proposed works:</i>	Renewal of listed building consnet granted on 19 January 2009 (ref 2008/0662/L) for demolition of garage block and erection of new west side wing comprising basement, lower ground, ground and 1st floors plus garage; erection of rear conservatory extension; remodelling of roofs of main house and east side wing; various external and internal alterations; and associated landscaping including new walled courtyard to rear garage wing.
<i>Drawing numbers:</i>	1017/S01 to S14 consec; 1017/AP01D, AP02D, AP03C, AP04, AP05, AP06, AP07A, AP08A, AP09A (consec); 1017/OS01; 1017/D01 to 1017/D13 (consec); 1017/OS01, 1017/MOL 01, 1017/MOL 02; HL(0)01 Rev P3; No 7181.29.4, 7181, 7181.19.04, 7181.30.05
<i>Other Documentation:</i>	Visual impact assessment (revised), assessment of significance, PPG15 justification, Geotechnical assesement



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk



English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.



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Date of application: 22 September 2011
Date of referral by Council: 4 October 2011
Date received by English Heritage: 19 October 2011
Date referred to CLG: 25 October 2011

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.

Yours sincerely

Richard Parish
Historic Buildings & Areas Advisor
E-mail: richard.pariah@english-heritage.org.uk
cc

NB: This direction is not valid unless appropriately endorsed by the Secretary of State



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Schedule of Conditions

Address: **HEATH HOUSE, NORTH END WAY, LONDON, NW3 7ET**

Our refs: L00114823

EH file number: LRS 4693/HH

Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

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.

The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention proper recording, as required by the Council. Particular regard should be given to the following areas:



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a. Ground floor of Heath House, particularly in respect of stripping existing finishes, moving panelling etc.; also location of original towerstair.

All new external joinery shall be of painted timber.



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Historic England

LONDON OFFICE

Mr Charles Thuairé
London Borough of Camden
Development Control Planning Services
Camden Town Hall
Argyle Street
LONDON
WC1H 8ND

Direct Dial: 020 7973 3763

Our ref: L00631853

24 August 2017

Dear Mr Thuairé

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015**

**Direction as to the Granting of Listed Building Consent
HEATH HOUSE , NORTH END WAY , LONDON , NW3 7ET**

Application No 2017/4143/L

<i>Applicant:</i>	Clive Chapman Architects (Agent)
<i>Grade of building(s):</i>	II*
<i>Proposed works:</i>	Internal alterations to listed building fabric; external alterations to rear garden levels and elevations; new openings in new wing and main building; changes in fenestration; changes in rooflights and roof features to new wing; omission of the previously approved winter garden and basement; all as amendments to previous scheme granted listed building consent dated 19/01/2009 ref 2008/0662/L (for Demolition of garage block and erection of new west side wing; erection of rear conservatory extension; remodelling of roofs of main house and east side wing; various external and internal alterations).
<i>Drawing numbers:</i>	Drawings as approved by the local planning authority
<i>Other Documentation:</i>	Other documentation
<i>Date of application:</i>	3 August 2017
<i>Date of referral by Council:</i>	3 August 2017
<i>Date received by Historic England:</i>	3 August 2017
<i>Date referred to CLG:</i>	24 August 2017

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.



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Historic England

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Yours sincerely



Alasdair Young

Inspector of Historic Buildings and Areas

E-mail: alasdair.young@HistoricEngland.org.uk

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Schedule of Conditions

Address: **HEATH HOUSE , NORTH END WAY , LONDON , NW3 7ET**

Our refs: L00631853

HE File Reference: LRS

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a. Ground floor of Heath House, particularly in respect of stripping existing finishes, moving panelling etc.; also location of original towerstair.



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24 August 2017

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**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
HEATH HOUSE , NORTH END WAY , LONDON , NW3 7ET
Application No 2017/4143/L**

Thank you for your letter of 3 August 2017 notifying us of the application for listed building consent relating to the above site.

These proposals involve various amendments to listed building consent 2011/4908/L (approved 2012) for the redevelopment of the Grade II* listed Heath House in Hampstead. This includes various new openings within the listed building to improve circulation space, and the dropping of various sills to improve access to the exterior.

Historic England was most recently involved in a 2015 scheme for Heath House which involved subdivision into 6 residential dwellings. We maintained 'in principle' support for the proposed repair and refurbishment in the interest of securing the long-term future for this important building which has been included on our Heritage at Risk Register for a number of years. However, we raised concern about the proposed subdivision of the historic house into flats, and stressed that sufficient information should be provided to justify the need for subdivision.

We are therefore very pleased to see that this current submission seeks to revert to the 2012 scheme for the repair and refurbishment as a single dwelling. The alterations proposed appear relatively minor in nature. However, from memory original features survive in the west-facing rear room at ground floor level which is subject to alterations, and the sill dropping to the exterior may also affect significant fabric. Although we would have encouraged the submission of a photographic survey of the affected areas and/or a colour coded significance plan of the building as part of this application, we are content for your Council's Heritage and Conservation Officer Charles Rose to lead on these points of detail.

Finally, your Council should also be satisfied that no permanent visual impact would



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arise from the proposed roof terrace (for example from the introduction of glazed balustrading behind the parapet). We also recommend that any roof terrace paraphernalia (such as parasols and plants) is controlled as part of a management/maintenance plan.

Should your Council be minded to approve these amendments, the informatives we set out in our 2011 advice letter for application 2011/4908/L (our ref: L00114823, attached for your information) should be carried over to the consented scheme. These are outlined again the attached draft letter authorising the granting of consent (draft attached) which has been referred the case to the National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you.

If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



Alasdair Young

Inspector of Historic Buildings and Areas

E-mail: alasdair.young@HistoricEngland.org.uk

Enc: Draft letter of direction



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