

Mr Oliver Cooke
Cooke Fawcett Ltd
1-2 Herbal Hill
London
EC1R 5EF

Application Ref: **2017/3681/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

14 September 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Rose Cottage
Vale of Health
London
NW3 1AX

Proposal: Internal and external alterations including replacement of existing casement window to south-east elevation with French doors; replacement of existing rear door; repairs and alterations to footings and balustrade of first floor balcony; replacement of uPVC guttering and downpipes with cast iron; installation of telescopic vents to front and rear elevations of main reception room; creation of a bathroom at first floor level; installation of a timber floor build-up at first floor level; like-for-like replacement of all internal linings; new and enlarged loft access hatches and levelling of uneven floors.

Drawing Nos: Site Location Plan CF-DR-135-1-0050-A; CF-DR-135-1-0025-A; CF-DR-135-1-0100-D; CF-DR-135-1-0500-D; CF-DR-135-1-0600-D; CF-DR-135-1-1100-E; CF-DR-135-1-1500-C; CF-DR-135-1-1600-C; CF-SCH-135-800; CF-SCH-135-100; Design and Access Statement prepared by Cooke Fawcett Architects, dated 08/09/17.

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: Site Location Plan CF-DR-135-1-0050-A; CF-DR-135-1-0025-A; CF-DR-135-1-0100-D; CF-DR-135-1-0500-D; CF-DR-135-1-0600-D; CF-DR-135-1-1100-E; CF-DR-135-1-1500-C; CF-DR-135-1-1600-C; CF-SCH-135-800; CF-SCH-135-100; Design and Access Statement prepared by Cooke Fawcett Architects, dated 08/09/17.

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 external doors at a scale of 1:10 with typical moulding, architrave and glazing bar details at a scale of 1:1.
 - b) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with historic fabric.
 - c) Details, including 1:10 section drawings, of any additional floor build up required for floor levelling
 - d) Details of the proposed new timber floor build up at 1st floor level including sample of any new flooring material

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:

Rose Cottage is an early 19th century Grade II listed building located on the Vale of Health. The building was formerly two cottages now merged into one dwelling. The site is located within the Hampstead Conservation Area.

The building is two storeys, with external walls partially weatherboarded with a pantiled roof. The rear elevation has a wooden trellis veranda supporting a 1st floor balcony with canopy with French doors to both ground and first floor levels.

The proposed lowering of the cill and replacement of an existing casement window to the south-east elevation with double glazed French doors and replacement of the existing rear door with new double glazed door are considered to be modest alterations that involve only a small loss of altered historic fabric and do not significantly detract from the building's special interest. A condition requires further details of the proposed new doors. The proposed replacement of existing uPVC guttering and downpipes with cast iron guttering and downpipes is welcomed and considered to enhance the building's character. The proposed strengthening of the existing balcony footings and balustrade has been sufficiently justified by the submission of a Structural Report and are therefore considered to be acceptable. A condition requires further details of the proposed alterations and structural supports to the existing balcony. The proposed installation of telescopic vents is considered to be justified to improve ventilation to the suspended timber floor. Details of the proposed floor build up at first floor level and levelling of uneven floors will be controlled via condition. Overall the proposals are considered to preserve the special interest of the Grade II listed building.

The site's planning history has been taken into account when making this decision

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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

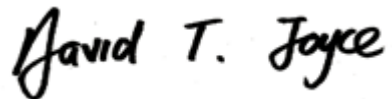
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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