

Mr Jerry Tate
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3 Gillett Street
London
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Application Ref: **2017/5614/L**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

13 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Chestnut Cottage
Vale of Health
London
NW3 1AZ

Proposal: Replacement of a window to the south-east elevation and restoration and replacement of a parapet to the north-west elevation.

Drawing Nos: Heritage and Design & Access statement dated 27.09.2017, CCH_THA_EX_AL_001_P1; THA_EX_AL_300_P1, CCH_THA_PR_AL_823_P1, CCH THA PR AL 300 P4, CCH_THA_PR_AL_822_P2.

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: Heritage and Design & Access statement dated 27.09.2017, CCH_THA_EX_AL_001_P1; THA_EX_AL_300_P1, CCH_THA_PR_AL_823_P1, CCH THA PR AL 300 P4, CCH_THA_PR_AL_822_P2.

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.

Informative(s):

- 1 Reason for granting consent.

The proposals relate to the exterior of the Grade II listed building. The initial proposal was for the replacement window to be double-glazed; however, this was revised to single glazing, retaining the original box and associated shutter, following conservation officer advice. As such, the proposal is considered acceptable as it would only be replacing the sliding sash as per the original opening style.

The existing front parapet is in a state of disrepair and the proposed restorations are considered acceptable, provided the new work would match the existing in terms of design and materials. This will be secured as a condition. The parapet would not alter in terms of size, design and materials.

The alterations are modest, respecting the scale and proportions of the attractive historic cottage. The alterations are considered to be subordinate to the host property and do not detract from the special character and interest of the building in accordance with policies D1 and D2. They would not change the historic layout of the Grade II listed cottage nor result in the harmful loss of historic fabric.

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 proposed development is in 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 2012.

- 2 You are advised that any works of alterations or upgrading not included on the

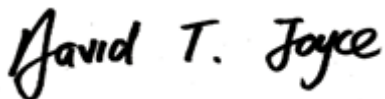
approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 3 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