

Mr Damian Maguire
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London
NW1 8BB

Application Ref: **2016/3386/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

4 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Old Bank House
14 Hampstead High Street
London
NW3 1PX

Proposal:

Internal and external alterations including basement excavation works, rear extensions at ground, first and second floors including second floor rear roof extension, enlargement of first floor rear roof terrace area and alterations to fenestration of existing front dormer windows.

Drawing Nos: Site Location Plan (619 P00 Rev B), 619 P01 Rev B, 619 P02 Rev D, 619 P03 Rev F, 619 P04 Rev E, 619 P05 Rev F, 619 P12 Rev E, 619 P13 Rev E, 619 P16 Rev C, 619 P17 Rev D, 619 P18 Rev D, 619 P20 RevB, 619 P21 Rev C

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 (619 P00 Rev B), 619 P01 Rev B, 619 P02 Rev D, 619 P03 Rev F, 619 P04 Rev E, 619 P05 Rev F, 619 P12 Rev E, 619 P13 Rev E, 619 P16 Rev C, 619 P17 Rev D, 619 P18 Rev D, 619 P20 RevB, 619 P21 Rev C

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, including jambs, head and cill, of all new window and door openings.

- b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

- c) Samples, or manufacturer's details where appropriate, of new facing materials for all external areas to be submitted and provided on site and retained on site during the course of the works

- d) Details of service runs for the proposed bathroom, demonstrating the relationship of new pipework and servicing with the historic fabric

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.

- 5 Before the relevant part of the works is begun careful opening-up is to be carried out in the presence of a conservation officer to demonstrate the absence of historic structures and a schedule of these works is to be approved in writing by the Local Planning Authority with regard to the following areas:

- a) Underneath the raised floor on the ground floor.

- b) In the boxed-in areas where the stairs are to be removed between the ground and first floors.

- c) In the corner of the closet wing where a triangular structure is shown.
- d) In the ceilinged parts of the attic.

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 is sought for various extensions and alterations internally and externally to the host building .

At basement level, the existing basement floor would be lowered by 300mm and the basement would be extended across areas to the front and rear (beyond the footprint of the basement approved under refs 2013/2948/P & 2013/3233/L) and a lightwell created at the rear with stairs leading up to garden level, which is not considered to detract from the original character of the building.

At ground floor level the existing kitchen to the rear would be extended across the existing rear lightwell to create a dining room. A small balcony above the lightwell would be created, leading from the new dining room. The ground floor extension would be constructed using hardwood boarding painted white, the non-original staircase would be removed and a new staircase constructed in an enlarged rear closet wing.

At first floor level, the existing balcony to the rear would be altered to form a roof terrace area above the new ground floor extension, and a new timber sash window installed as well as a side window moved. Internal alterations involve increased openings between the living room and the proposed bedroom.

At roof level, the existing rear dormer window would be replaced and extended onto the existing terrace at second floor level. Existing red clay roof tiles are to be replaced, and details of these and all other facing materials will be required under condition of this consent for approval by the local planning authority.

The existing front façade is largely concealed by the 19th Century shopfront and the rear has been distorted from the enlargement of central windows and rear additions. To further assess and quantify any significant historic remains within the building's structure, conditions will be attached to this consent requiring the opening-up of specified areas for inspection by the Council's conservation team.

The significance of the historic interior of the host building has been diminished by various alterations and adaptations over the years. In this regard, much of the interior has lost a layer of its historic significance. Therefore, the proposed internal and external alterations are considered to have an acceptable impact on the

special historic interest of the host building, subject to the imposition of the relevant detailed design conditions.

One objection was received following statutory consultation and duly considered prior to making a 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.

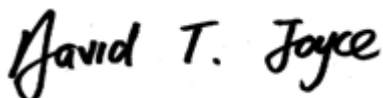
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



David Joyce
Director of Regeneration and Planning