

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

Application Ref: **2018/2233/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

2 July 2018

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:

Alterations to internal layout of rear outrigger to create enlarged kitchen at ground floor and new bathroom arrangement at first floor. Creation of enlarged hallway by installation of new front door on line of existing facade.

Drawing Nos:

Site Plan;

Location Plan;

CF-DR-135-1-0100-G, CF-DR-135-1-0500-G, CF-DR-135-1-0600-G, CF-DR-135-1-2001-C;

CF-DR-135-1-1100-H, CF-DR-RVH-1-1500-F, CF-DR-135-1-1600-F, CF-DR-135-1-2101-C;

180430_135_REP_OpeningUp_RevB,

180612_135_REP_HallwayJoinery,

180412_135_REP_ProposedKitchen;

Structural Engineer's drawing 8, RevB (Cambridge Architectural Research);

CF-SCH-135-100-G (Schedule of Works);

Building Survey Report (Warmans);

Heritage Statement (Architectural History Practice);



Design & Access Statement (180511_135_REP_DAS_5).

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 Plan;
Location Plan;
CF-DR-135-1-0100-G, CF-DR-135-1-0500-G, CF-DR-135-1-0600-G, CF-DR-135-1-2001-C;
CF-DR-135-1-1100-H, CF-DR-RVH-1-1500-F, CF-DR-135-1-1600-F, CF-DR-135-1-2101-C;
180430_135_REP_OpeningUp_RevB, 180612_135_REP_HallwayJoinery,
180412_135_REP_ProposedKitchen;
Structural Engineer's drawing 8, RevB (Cambridge Architectural Research);
CF-SCH-135-100-G (Schedule of Works);
Building Survey Report (Warmans);
Heritage Statement (Architectural History Practice);
Design & Access Statement (180511_135_REP_DAS_5).

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 Hearthstones at the ground floor shall be carefully lifted from raked-back surrounding mortar and substrate, set aside and protected whilst the structural works are completed, and then re-laid as part of the new build-up, with variation in thickness accommodated in the screed and a new bed joint. Hearthstones at first-floor level shall be retained in place.

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 The following historic fabric shall be carefully deconstructed, labelled, protected, stored and reassembled during the works as approved in the drawings and documents hereby approved:

1. Hearthstones from the ground-floor outrigger;
2. The first-floor back bedroom fireplace including mantle and grate;
3. Timber panelling and partitions from the ground floor, as identified in the document hereby approved.

In the event that any of the historic fabric is damaged and must be replaced or altered other than in the manner provided-for in recorded correspondence with the architect and in the drawings and method statements hereby approved, the Council's Conservation Officer shall be informed in writing and further consent may be required.

Hearthstones at the ground floor shall be carefully lifted from raked-back surrounding mortar and substrate, set aside and protected whilst the structural works are completed, and then re-laid as part of the new build-up, with variation in thickness accommodated in the screed and a new bed joint. Hearthstones at first-floor level shall be retained in place.

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]

Rose Cottage is one half of a pair of Grade-II listed early-nineteenth-century cottages in the Vale of Health. It is composed of two weatherboarded storeys with a timber verandah, later extended by a deep outrigger in brick to the rear constructed of a single skin of brickwork with timber framing.

The proposals are for internal reconfiguration of partitions in the rear outrigger, including the removal of brickwork from the ground-floor chimneybreast of the historic kitchen hearth, and the removal and relocation of fireplaces from its first-floor level. A lateral partition near the rear of the outrigger will be demolished with nibs and a downstand retained to create a more useable kitchen space without obscuring historic plan-form. At first-floor a corridor and bathroom would be formed by a partition abutting the chimneybreast in one of the first-floor rooms. Timber panelling would be deconstructed and reconstructed around entrance lobby near the rear facade of the original cottage, in order to reposition the entrance to the WC, in which more panelling will be retained and set behind new acoustic insulation and boxing around the cistern. The existing non-historic entrance door would be removed, and a new traditional door with side infill timber panel set forward, slightly recessed from the return facade line, to create a new entrance

lobby.

A small amount of historic fabric, including brickwork from the kitchen hearth and partition and a simple timber mantle from the first-floor, would be lost, but none of particular architectural interest. The ground-floor hearthstones are to be retained and reinstated as part of works under a previous, as is that from the first-floor rear room as detailed in the drawings hereby consented. The first-floor rear fireplace and surround are to be relocated to the rearmost chimneybreast on the ground-floor party wall. A satisfactory schedule of works and method statements have been submitted for relocation of the fireplaces and reconstruction of timber panelling, and are secured by conditions attached to the associated listed building consent. All new fabric is appropriately detailed and will sustain architectural interest. The special interest of the listed building will not be harmed by the proposals, which will sensitively upgrade the single family dwelling.

The proposals were advertised by placement of a press and site notice. No objections have been received prior to making this decision. The site's planning history was taken into account when coming to 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.

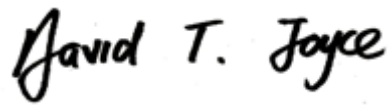
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning