

Mrs Lucy Arrowsmith
Clive Chapman Architects
4 Eel Pie Island
Twickenham
TW1 3DY

Application Ref: **2017/4143/L**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

24 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Heath House
North End Way
London
NW3 7ET

Proposal:

Internal and external alterations- including new internal openings and partitions; underpinning of perimeter walls and lowered floorlevels; 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).

Drawing Nos: Design and Access Statement by Clive Chapman architects dated Dec 2017, Heritage Statement by AHP dated July 2017; Structural report by GHP dated June 2013 rev A; 12221/TF01 (annotated 'Remedial works agreed 20/08/13'); Underpinning plan 12221A/IP1; site plan 1017/OS 01A; existing plans 17195A 1 -1(R1), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12; proposed plans HH-1017/AP 01L, 02M, 03L, 04E, 06K, 07K, 08G, 09F, 10F, 13B, SK110



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: Design and Access Statement by Clive Chapman architects dated Dec 2017, Heritage Statement by AHP dated July 2017; Structural report by GHP dated June 2013 rev A; 12221/TF01 (annotated 'Remedial works agreed 20/08/13'); Underpinning plan 12221A/IP1; site plan 1017/OS 01A; existing plans 17195A 1 -1(R1), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12; proposed plans HH-1017/AP 01L, 02M, 03L, 04E, 06K, 07K, 08G, 09F, 10F, 13B, SK110.

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 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.

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 Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external new window and door openings and all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

b) Plan, elevation and section drawings of the new jib doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Detailed design, manufacturers details and sample of all new floor coverings, including associated floor plans.

d) Landscape plan and details including sample of materials and boundary wall design for the secondary cobbled courtyard entrance.

e) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

f) Plan, section and elevation details of the new ground floor to basement and 2nd floor staircase design.

- g) Plan section and elevation details of all new fireplaces, surrounds, inserts and hearths including existing associated floor plan and chimney breasts.
- h) Details of all internal and external plaster.
- i) Details including section and manufacturer's details of the replacement external cornice and parapets.
- j) Plan section and elevation details including materials of all new scholarly wall panelling including associated floor plans and design and heritage rationale.
- k) Section drawings for all new skirting and corning including associated floor plans and design and heritage rationale.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 No development shall take place until samples of the materials to be used on the external surfaces of the extensions and alterations hereby permitted have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. The panel must include must include the new tuck pointing to the principal façade and the new facing brickwork (demonstrating the proposed colour, texture, face-bond and pointing and joint width) of the new extensions and garden boundary walls.

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.

- 6 No new plumbing, pipes, soilstacks, flues, vents or ductwork, 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.

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.

- 7 A detailed method statement in respect to the proposed underpinning works, including details of dismantling and propping of the existing walls shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 8 Details plans, section and manufacturer's details for all new underfloor heating, including existing and proposed floor threshold details per zone and details as to the retention and reuse of existing timber floors and floor joists, shall be submitted

to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 9 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.

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.

- 10 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.

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.

- 11 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 and proper recording, to the satisfaction of the Council. Particular regard should be given to the ground floor of Heath House, particularly in respect of stripping existing finishes, moving panelling etc., and also to the location of original tower stair.

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 consent-

The proposal involves a number of minor variations to all the elevations and floorplans of the approved scheme for remodelling and extending the listed house granted consent on 19/01/2009 ref 2008/0662/L and renewed on 16/01/2012 ref 2011/4908/L. These include new windows and doors, new rooflights, replacement of windows by doors plus french doors on the south elevation at lower ground level; changes to the roof balustrades and lift overrun; omission of approved basement room and upper ground floor winter garden; and excavation of the rear garden to

slope down and allow direct access from lower ground floor rooms. Internally there are various changed and new openings and partitions, plus underpinning of walls with shallow footings, new floors and underfloor heating, and a lowered floor level by 200mm to improve the house's stability and headroom.

The proposed works, including the new variations, match those originally approved in the previous consent dated 19/01/2009 ref 2008/0662/L in terms of detailed design, materials and method of execution. The new external windows and doors and the changed internal openings and partitions would preserve the character and appearance of the listed building and would not harm its special interest or historic fabric.

The existing floorboards have either been removed or are not capable of being retained and would need to be replaced as part of the proposal. All of the skirting and fire hearths have been removed. In this respect no harm would be caused to the fabric or proportions of the spaces by the proposed joists and underfloor heating system.

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 2013. The proposed works are considered welcome in repairing and refurbishing back into beneficial use this Grade 2* listed building on the Building at Risk register.

Historic England (HE) have issued their direction to grant LB consent. Conditions are attached as requested by HE and previously imposed for the last LB consent, as well as new conditions attached to secure details of the new elements.

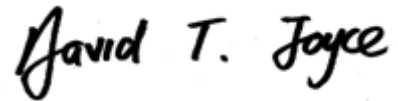
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 You are reminded that the works have been allowed on the presumption that the Building At Risk would be repaired and refurbished to the highest standard including the scholarly reinstatement of the interior and exterior of the listed building. All new internal and external works should match the age and style for each period of the house and be of the highest quality craftsmanship.

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