

Application ref: 2018/1003/L
Contact: Matthias Gentet
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Heynes Planning Ltd
The Studio
Two Acres Under Lane
Newmills
Launceston
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
18 Well Road
LONDON
NW3 1LH

Proposal: Erection of a single storey glazed rear extension and associated glazed link to main house, replacement of existing fenestration to front and rear and re-opening of original door to rear elevation at ground floor level, re-instating of metal balustrade and repair to first floor balcony, replacement of existing front roof lantern and re-landscaping to front and rear garden including to part of side/rear boundary treatment and addition of a pergola, remodeling of the layout at ground floor level, blocking/creation/re-instating of openings, relocation of spiral staircase.

Drawing Nos: Heritage Statement; Heritage Statement Addendum (08/08/2018); Design and Access Statement rev2 (December 2017); Design and Access Statement (Addendum and Revised August 2018); Cover Letter (02/07/2018); Arboricultural Report (Revised August 2018); [00-] 001 P1 (Site Location Plan), 101 P1, 200 P1, 201 P1, 202 P1, 203 P1, 204 P1, 220 P1, 221 P2, 801 P1, 803 P1, 811 P1, 812 P1, 813 P1; [20-] 101 P2, 200 P1, 201 P2, 202 P2, 203 P2, 204 P2, 220 P2, 221 P3, 222 P3, 251 P2; WR01 RevD; Revised Tree Protection Plan.

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 Statement; Heritage Statement Addendum (08/08/2018); Design and Access Statement rev2 (December 2017); Design and Access Statement (Addendum and Revised August 2018); Cover Letter (02/07/2018); Arboricultural Report (Revised August 2018); [00-] 001 P1 (Site Location Plan), 101 P1, 200 P1, 201 P1, 202 P1, 203 P1, 204 P1, 220 P1, 221 P2, 801 P1, 803 P1, 811 P1, 812 P1, 813 P1; [20-] 101 P2, 200 P1, 201 P2, 202 P2, 203 P2, 204 P2, 220 P2, 221 P3, 222 P3, 251 P1; WR01 RevD; Revised Tree Protection Plan.

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 and 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) Detailed drawings of all new windows, doors and new roof lantern at a scale of 1:20, 1:5 and 1:1 where appropriate;

b) Detailed drawings at minimum scale 1:5 showing construction detail of glazed link and junction between the new insertion and the historic fabric of the building;

c) Schedule and samples of all new materials (bricks, glazing, frame of the extension);

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 permission:

The property is a subdivided large detached 19th Century villa with an

eccentric mixture of Gothic, Italianate and other mid-late 19th Century styles, originally built in 1868 by JS Nightingale with wings added in 1876. It is Grade II listed and situated within the Hampstead Conservation Area.

The proposal seeks to remodel as well as re-instate the internal layout of the property that would involve the re-opening of historical doors and passages, removal/introduction of partitions, fire places to be re-set in their original footprint and exposed along with the erection of a single storey fully glazed rear extension connected to the main property by means of a fully glazed link. The proposed rear extension would sit within a recess of the joined brick boundary wall in the rear garden and would serve as the new kitchen that would enable the existing kitchen - located to the front of the property at ground floor level - to be turned into a third bedroom (guest room), new bathroom and toilet. The existing spiral stair case currently in the kitchen would be removed and a new spiral stair case introduced. The roof lantern above the bathroom would be replaced with minimal frame glazing, of similar size and design, with openable panels. The new roof lantern would not alter or affect the current appearance of the front roof area.

The front elevation is showing signs of damage to the stone works and ironmongery. These are to be repaired and replaced like-for-like. The front door is also to be replaced with a like-for-like timber frame and glazed panel door. To the rear of the property, an original door to the right of the main bay windows, bricked off some years ago, is to be re-opened. To the left of the bay windows, a new door is to be created to allow access to the proposed rear extension via the glazed link.

Revisions were made to the size and design of the glazed link in response to comments from the Council's Conservation Officer and Inspector's comments on a previous appeal decision for a similar proposal (reference: 2013/8134/P and 2013/8140/L, appeal ref: APP/X5210/W/14/3001456). The revisions to the glazed link and the removal of the previously proposed pergola have resulted in a much more streamlined structure that allows for the extension to sit almost independently from the main house and for the link to be perceived/read as almost invisible.

Overall, the internal and external works proposed are sympathetic to the significance of the listed building. They do not result in the loss of historic fabric, nor do they impact upon the legibility of the historic floorplan and architectural identity of this Grade II listed building. The proposal is therefore considered to be acceptable in terms of its size, design, location and materials to be used, and will preserve the character and appearance of the host building, the conservation area and the surrounding streetscape, and will not harm the special character of the host and adjacent listed buildings.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

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.

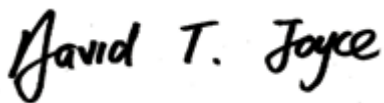
As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework 2018.

- 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