

Application ref: 2018/2472/L  
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Date: 30 August 2018

**Development Management**  
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Mr Nigel Dexter  
Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**South Lodge**  
**Heathside**  
**London**  
**NW3 1BL**

#### **Proposal:**

Internal and external alterations including, replacement of existing rear extension at ground floor level, excavation works to create rear extension at basement level including lowering of existing basement floor level, alterations to fenestration at ground and second floor level, internal rearrangement at all levels, replacement of roof slates and replacement of railings at roof level.

Drawing Nos: 1938 - 100; 1938 - 101; 1938 - 102; 1938 - 103; 1938 - 104; 1938 - 105; 1938 - 106; 1938 - 110; 1938 - 111; 1938 - 112; 1938 - 120; 1938 - 121; 1938 - 122; 1938 - 123. 1938 - 200; 1938 - 201; 1938 - 202; 1938 - 203; 1938 - 204; 1938 - 205; 1938 - 206; 1938 - 210; 1938 - 211; 1938 - 212; 1938 - 220; 1938 - 221; 1938 - 222; 1938 - 223, 1938-417, Planning Statement prepared by Savills dated May 2018, Design & Access Statement prepared by Greenway Architects, Heritage Appraisal prepared by KM Heritage dated May 2018, Arboricultural Assessment prepared by Landmark Trees dated 4/5/18, Basement Impact Assessment prepared by Site Analytical Services Ltd dated April 2018, Retaining Wall Calculations Elliott Wood, Construction Method Statement July 2018.

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: 1938 - 100; 1938 - 101; 1938 - 102; 1938 - 103; 1938 - 104; 1938 - 105; 1938 - 106; 1938 - 110; 1938 - 111; 1938 - 112; 1938 - 120; 1938 - 121; 1938 - 122; 1938 - 123. 1938 - 200; 1938 - 201; 1938 - 202; 1938 - 203; 1938 - 204; 1938 - 205; 1938 - 206; 1938 - 210; 1938 - 211; 1938 - 212; 1938 - 220; 1938 - 221; 1938 - 222; 1938 - 223, 1938-417, Planning Statement prepared by Savills dated May 2018, Design & Access Statement prepared by Greenway Architects, Heritage Appraisal prepared by KM Heritage dated May 2018, Arboricultural Assessment prepared by Landmark Trees dated 4/5/18, Basement Impact Assessment prepared by Site Analytical Services Ltd dated April 2018, Retaining Wall Calculations Elliott Wood, Construction Method Statement July 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill);

b) Details of metal railings at roof level;

c) Manufacturer's specification details of all facing materials of the new rear extension (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

d) Details of brickwork cleaning method.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of

the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

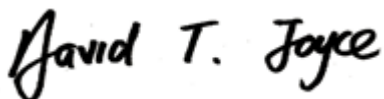
Informative(s):

- 1 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).
- 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