

Application ref: 2018/0981/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 11 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Bell Cornwell LLP
The Print Rooms
164-180 Union Street
London
SE1 0LH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
24 Heath Drive
London
NW3 7SB

Proposal: Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; and internal alterations.

Drawing Nos:

Existing Drawings:

0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202,
L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings:

0501 rev A, 1499 rev A, 1500 rev B, 1501 rev A, 1502 rev B, 1503 rev A, 1600 rev A,
1601 rev B, 1602 rev A, 1603 rev A, 1700 rev A, 1701 rev A, 1999 rev A, 2000 rev C,
2001 rev B, 2002 rev C, 2003 rev C, 2099 rev A, 2100 rev B, 2101 rev B, 2102 rev B,
2199 rev A, 2200 rev A, 2201 rev B, 2202 rev B, 2299 rev A, 2300 rev A, 2301 rev B,
2302 rev B, 3000 rev A, 3001 rev B, 3002 rev A, 3003 rev B, 3100, 3101, 3102 rev A,
3103, 3104, 3105 rev A, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 4000 rev A, 4001,
4002 rev B, 4003, 5000, 5001, 5002 rev A, 5003, 5004, 6000, 6001, 6002, 6003, 6004,
6005 rev A, 6006, 6100 rev B, 6101, 6102, 6103 rev A, 6104, 6105, 6106, 6107, 6108,
6109, 6300, 7000, 7001, 7002, 8000, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3,
L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3,

A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

Electrical Services drawings: 16/117-E01 rev PL, 16/117-E02 rev PL2, 16/117-E03 rev PL2, 16/117-E04 rev PL3, 16/117-E05 rev PL3, 16/117-E06 rev PL3, 16/117-E07 rev PL2, 16/117-E08 rev PL3, 16/117-E09 rev PL3, 16/117-E10 rev PL3, 16/117-E12 rev PL, 16/117-E13 rev PL2.

Mechanical and Servicing drawings: 16/117-M01 rev PL3, 16/117-M02 rev PL3, 16/117-M03 rev PL3, 16/117-M04 rev PL4, 16/117-M05 rev PL4, 16/117-M06 rev PL3, 16/117-M07 rev PL3, 16/117-M08 rev PL3, 16/117-M09 rev PL0, 16/117-M10 rev PL0, 16/117-M11 rev PL1, 16/117-M12 rev PL0, 16/117-M14 rev PL2, 16/117-M15 rev PL0, 16/117-M16 rev PL1, 16/117-M17 rev PL0, 16/117-M18 rev PL1, 16/117-M19 rev PL1, 16/117-M20 rev PL1, 16/117-PH01 rev PL1, 16/117-PH02 rev PL1, 16/117-PH03 rev PL3, 16/117-PH04 rev PL3, 16/117-PH05 rev PL3, 16/117-PH06 rev PL3, 16/117-PH07 rev PL3, 16/117-PH08 rev PL1.

Swimming pool detailed drawings refs: HCS 1502 002 rev C, HCS 1502 003 rev A, HCS 1502 004 rev A, HCS 1502 005, HCS 1502 006, HCS 1502 007, HCS 1502 008.

Samples - 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

Documents:

Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P2 dated 30/01/2018; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Noise Impact Assessment ref: 12935-NIA-01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Daylight and Sunlight Amenity Report dated 20/04/2018.

Trees and Landscaping details:

Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev E, Landscape design layout ref 002 rev H, Landscape dimensioned plan ref 002 rev F, 003 rev E, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

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 drawings and documents:

Existing Drawings:

0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings:

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16/117-PH05 rev PL3, 16/117-PH06 rev PL3, 16/117-PH07 rev PL3, 16/117-PH08 rev PL1.

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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 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.

5 Notwithstanding what is shown on drawings 2000 rev B and L(23)02 rev P5, the proposed door opening between the kitchen and living room shall be single leaf, details of which shall have been submitted to and approved in writing by the Council prior to the commencement of the relevant part of the works.

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.

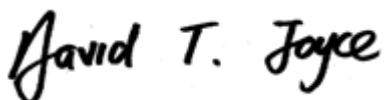
Informative(s):

- 1 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



David Joyce
Director of Regeneration and Planning