

Application ref: 2018/5326/L
Contact: Elizabeth Martin
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Date: 16 November 2018

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Xul Architecture
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

40 Well Walk London London NW3 1BX

Proposal:

Condition 4 of 2018/4370/L (Method statement specifying the damp proofing works to the basement).

Drawing Nos: 181102_18089_-Dampness Inspection Report

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 181102_18089.

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 40 Well Walk is a Grade II* listed stock brick terraced house, dating from the

early 19th Century with a later 19th Century projecting porch. It is listed Grade II* for its historical associations with John Constable and is situated in the Hampstead Conservation area.

Listed Building Consent was granted in October 2018 for Internal repairs and upgrade works, repair of existing rear balcony with new cast iron support pole, installation of bathroom at third floor. Condition 4 of that consent states: A method statement specifying the damp proofing works to the basement shall be submitted and approved prior to the damp proofing works being carried out.

The submitted dampness inspection report takes a conservation-led approach and satisfactorily addresses the requirements of Condition 4. The proposed works set out in the method statement will preserve the significance of the Grade II* listed building.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

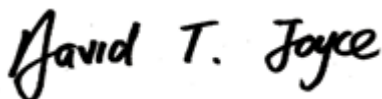
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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