

Application ref: 2018/4328/L
Contact: Charles Rose
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Date: 6 December 2018

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Clive Chapman Architects
4 Eel Pie Island
Twickenham
TW1 3DY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

Heath House
North End Way
London NW3 7ET

Proposal:

Details required by conditions 4 (parts a, b, e, f, h, i, j and k only, relating to windows and doors, jib doors, railings, staircase, plaster, external cornice and parapets, wall panelling, and internal skirting and cornicing) and condition 9 (matching existing joinery) of listed building consent ref 2017/4143/L dated 24.7.18 for various internal and external alterations

Drawing Nos:

HH-904 T2; HH-901 T1;
HH-867 T1; HH-866 T1; HH-865 T1; HH-864 T1; HH-863-T2; HH-862 T2; HH-861 T2;
HH-860 T2
HH-843 T1; HH-842 T2; HH-840 T3;
HH-825 T2; HH-824 T2; HH-823 T3; HH-821 T1; HH-820 T2; HH-817 T2; HH-816 T2;
HH-815 T2; HH-814 T2; HH-813 T2; HH-811 T2; HH-810 T2; HH-801 T1; HH-800 T1;
HH-347 T2; HH-346 T2; HH-345 T3; HH-339 T2; HH-338 T2; HH-337 T2;
HH-209 T1; HH-208 T1;
HH-183 T2; HH-178 T2;
HH-134 T3
HH-1004 T2;
HH-PL02; HH-PL03; HH-PL04;
Conditions Design Statement 01.

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 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:

HH-904 T2; HH-901 T1;
HH-867 T1; HH-866 T1; HH-865 T1; HH-864 T1; HH-863-T2; HH-862 T2; HH-861 T2;
HH-860 T2
HH-843 T1; HH-842 T2; HH-840 T3;
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HH-209 T1; HH-208 T1;
HH-183 T2; HH-178 T2;
HH-134 T3
HH-1004 T2;
HH-PL02; HH-PL03; HH-PL04;
Conditions Design Statement 01.

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.

Informative(s):

- 1 Consent is sought to discharge of condition 4: Parts a, b, e, f, h, i, j and k only Condition no. 94 pursuant to listed building consent dated 24/07/2018 ref: 2017/4143/L

All of the details have been carefully thought through from a heritage perspective in close consultant with the Council and the applicants architects and heritage consultant. The details genuinely seek re-establish the historic interior, as required by the original permission, whilst providing a clear and logical hierarchy of age and styles through the use of details and materials.

The site's planning history has been taken into account when making this decision. No responses were received as part of the public consultation.

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 II* listed building on the Building at Risk register.

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.

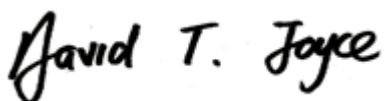
- 2 You are reminded that conditions; 4c, d, g, 5, 7 and 8 of listed building consent dated 24/07/2018 ref: 2017/4143/L are outstanding and require details to be submitted to and approved by the Council.

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



David Joyce
Director of Regeneration and Planning