

Application ref: 2018/4914/L  
Contact: Ben Farrant  
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Date: 15 January 2019

**Development Management**  
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Hybrid Planning & Development  
PO Box 61294  
53 Moorefield Road  
London  
N17 1EN

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**68 Heath Street**  
**London**  
**NW3 1DN**

Proposal:  
Replacement of 1 no. air conditioning condenser unit to the rear elevation, installation of intake ducting and air louvre with associated internal alterations.

Drawing Nos: Location Plan (unnumbered), 100, 101\_Rev.A, 102\_Rev.A, 103, 104, 200, 301\_Rev.A & DAC/18/08/03.

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: Location Plan (unnumbered), 100, 101\_Rev.A, 102\_Rev.A, 103, 104, 200, 301\_Rev.A & DAC/18/08/03.

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 The subject site is located within the Hampstead Town Centre and is within a secondary shopping frontage. The site is within the Hampstead Conservation Area, and is a Grade II Listed Building. The property has access to a small rear courtyard within which is an existing air conditioning unit is sited.

This application proposes to remove the existing air conditioning unit to the rear of the building, to be replaced with a new unit in the same location and install new ducting and a louvre.

The external works relating to A/C are located in an area of lesser significance and the routing of ductwork and installation of the louvre would not damage the building envelope or any other historic fabric. The works would not be publically visible, being entirely contained within this rear courtyard area.

The works are therefore considered to have a neutral impact on the character, appearance and historic interest of the Grade II Listed Building and surrounding Hampstead Conservation Area.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No comments have been received following the public consultation on this scheme. The planning history of the application site was considered prior to this determination.

Given the above assessment, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

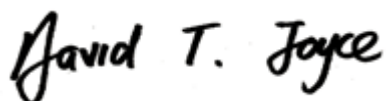
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning