

Development Management  
c/o Laura Hazelton  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Our ref: 8292

**18 January 2019**

Dear Laura

**Planning Permission and Listed Building Consent Application – Rear Extension - 24 Heath Drive**

**Introduction**

We are writing to you (London Borough of Camden) in support of an application for Planning Permission and Listed Building Consent, for the “erection of a small-scale glazed conservatory style rear extension following the removal of a non-original bay window” (the ‘Proposed Development’) at 24 Heath Drive, London, NW3 7SB (the ‘Site’).

24 Heath Drive is a Grade II Listed Building which is located within the Reddington and Frogna Conservation Area. The Site benefits from an extant Planning Permission (2018/0914/P) and Listed Building Consent (2018/0981/L), which were approved by the Council on 11 October 2018. However, no material operations have taken place and neither the Planning Permission or Listed Building Consent have been implemented.

The application is supported by a number of supporting documents, which are required by the Council in order to determine the application. It should be noted that much of this information has already been seen by the Council in their determination of 2018/0914/P and 2018/0981/L and should therefore not present any new information. The Design and Access Statement (Planning Brochure), is an entirely new document based on the information previously approved.

The approved scheme when submitted included within its design a small-scale rear extension, as this had been part of the design from conception (including two rounds of pre-application discussions) through to submission. However, as a result of discussions with the Council and at the advice of Officer’s the rear extension was withdrawn from the approved design.

The Proposed Development will be situated in place of a large (non-original) bay window on the rear elevation and will allow for greater visibility and legibility of the overall rear elevation of the house and is



expressed in a clearly contemporary style. The style was driven to some degree by the Council through their response to our request for pre-application advice (August 2017), which encouraged the Applicant to reduce the amount of glazing and incorporate solidity to better respond to the character of the existing building.

## Planning Policy

The Site is situated in the Reddington and Frogna Conservation Area and located outside, but adjacent to, the Archaeological Priority Area (APA) for Hampstead Heath. The host building is Grade II listed for its special architectural or historic interest detailed in the accompanying Heritage Statement (which was produced in support of the extant Planning Permission and Listed Building Consent).

The main policies for consideration (the development plan) are set out in the London Plan, the Camden Local Plan and other supplementary documents. Consideration of national policy and guidance set out in the NPPF and NPPG alongside those legal tests of The Planning (Listed Buildings and Conservation Area) Act 1990 in particular Section 66(1) and 72(1) are also of relevance. However, given the scale of the Proposed Development and the localised nature of the any potential impacts, the main policies of interest are those within the Camden Local Plan.

The Camden Local Plan (CLP) was adopted on 3 July 2017 and replaced the Core Strategy and Camden Development Policies documents, as the basis for planning decisions and future development in the Borough.

The policies from the CLP most relevant to the Proposed Development (as confirmed by the Council in their pre-app response dated 25 August 2017) include:

- Policy D1 – Design
- Policy D2 – Heritage

The existing property is a Grade II Listed Building, which is located within the Reddington and Frogna Conservation Area. As a result, the implications of design will have direct effects on the heritage asset and Conservation Area. Therefore, these elements are intrinsically linked and should therefore be considered together (CLP paragraph 2.11). CLP Policy D1(b) (Design) references CLP Policy D2 (Heritage) stating the Council will require development to “*preserve or enhance the historic environment and heritage assets in accordance with Policy D2...*”.

Furthermore, CLP D1 seeks to promote high-quality landscape designs, health, high-standards of living accommodation with outdoor amenity space and carefully integrates building services equipment into the development. CLP D1 also promotes the use of details and materials that are of a high quality, which complement the local character. This is even more important within the Conservation Area, where development must be seen to at least preserve the character of the area. Given its location to the rear of the property, the perceived level of change on the Conservation Area is significantly reduced, as the Proposed Development will not be visible for publicly accessible locations.

CLP D2 (j & k) seek to protect Listed Buildings and would resist any proposal for alterations and extensions where harm would be caused to the special nature of the Listed Building or its setting. None of the interventions proposed approach the level of change that would diminish or harm the special interest or



significance of the listed building at 24 Heath Drive, harm the setting of its listed neighbours, or harm the character and appearance of the Conservation Area. As a result, it is felt that Proposed Development fully complies with CLP D2 and enhances both the Listed Building and setting of the Conservation Area.

## Conclusion

It is felt that the Proposed Development respects the primacy of the original design and is consistent with, and subservient to, the massing, scale, composition and materials of the buildings. The interventions proposed are in keeping with and respect the heritage significance of the house, the Conservation Area and the setting of nearby listed buildings. The Proposed Development will assist in updating this 110-year-old house for 21st century living whilst respecting its original character and appearance.

The Proposed Development as presented in this Application, has fully considered the Council's pre-application and other comments and is a well-considered scheme respecting the identified value of the heritage assets.

The Council's advice in relation to our response pre-application advice dated 25 August 2017 stated that *"It is welcomed that the south-west flank elevation is proposed to be solid, and that a small plinth has been introduced to part of the rear elevation of the extension; however, it is recommended that the extension should incorporate more solidity to reduce the overall amount of glazing. This would be considered to help the extension better respond to the character of the existing building"*. The Proposed Development responds well to those comments.

The Proposed Development has also been designed to ensure that the proposal respects the amenity of neighbouring dwellings and provide desirable family accommodation for both current and future occupants.

Yours sincerely

**BELL CORNWELL LLP**

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