

Application ref: 2018/5063/L
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 1 February 2019

Development Management
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Architectural Service
237 Baldrigeburn
Dunfermline KY12 9EG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Cannon Cottage Well Road
London NW3 1LH**

Proposal:

Installation of lift in modern extension

Drawing Nos: Design & access statement inc heritage statement, Stiltz Weisz London amend 1 (plans), location plan, installation scale drawing

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:

Design & access statement inc heritage statement, Stiltz Weisz London amend 1 (plans), location plan, installation scale drawing

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 site is an early-18th-century grade-II-listed semi-detached cottage with a two-storey 1952 porch extension making a positive contribution to the Hampstead Conservation Area.

The applicant wishes to install a small, open-sided, one-man lift in the porch to enable disabled access upstairs, rising into an en-suite bathroom on the first floor. The lift takes the form of two poles fastened to the ground-floor floor and first-floor ceiling going through a hole in the first floor. There is no pit or overrun. The list description describes the porch as being modern, while underfloor examination reveals modern structure. Consequently there is no loss of historic fabric and, unlike most lift proposals, the lift is modestly sized, easily reversible and unlikely to be retained by future owners of the house.

The initial proposal saw the lift sited diagonally in the centre of the porch. This prominent position was revised to see it pushed back squarely into a corner and enclosed in cabinetry, so that it now resembles a traditional piece of fitted furniture.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

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.

- 2 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).

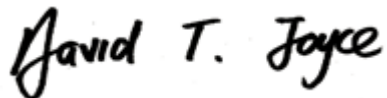
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control 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.

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