

Application ref: 2019/0374/L
Contact: Laura Hazelton
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Date: 18 March 2019

Development Management
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
24 Heath Drive
London
NW3 7SB

Proposal: Creation of a rear extension following the removal of the non-original bay window.

Drawing Nos:

Existing drawings: 0500, 0501, 1000, 1001, 1002, 1003, 1004, 1100, 1101, 1102, 1103, 1104, 1200, 1201.

Proposed drawings: 2000, 2001, 2002, 2003, 2004, 2005, 2100, 2101, 2102, 2103, 2104, 2200, 2201.

Documents: Planning Brochure dated January 2019; Heritage Appraisal dated January 2018; Cover letter dated 18 January 2019; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx dated 21.07.2017; Arboricultural Implication Assessment 1948 24 Heath Drive AIA 1802-06rc.docx Issue 4 dated 06.02.2018; Arboricultural Method Statement ref: 1948 24 Heath Drive AMS 1802-06rc.docx Issue 4 dated 06.02.2018

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:

2000, 2001, 2002, 2003, 2004, 2005, 2100, 2101, 2102, 2103, 2104, 2200, 2201.

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 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 Reasons for granting

The application building is a Grade II listed property designed by Quennell in the Neo Georgian style. The house is a red brick 2 storey detached property with a tall tiled roof. It is part of a run of 12 houses (nos.22-33), built 1905-7, of which nos. 24-26 and 31-33 are Grade II listed. It remains in use as a single house, largely retaining its original plan form, and retains a significant amount of original historic fabric. The internal layout is characterised by its large central hall / staircase / landing with cellular arrangement leading off from this.

The building's architectural and historic interest contribute towards its significance. The building's materials and detailing (rich red and soft orange brickwork, clay roof tiles, and occasional areas of tile hanging and render, gables, and bay and dormer windows) and the symmetrical design of its front elevation are characteristic of Quennell's work and contribute to its significance. The property is also typical of the large, high quality family residences of this period that are found in this area and the scale and setting in the grounds contribute to its significance.

The proposals involve the demolition of the existing rear bay window and erection of single storey rear extension constructed of glass and Corten metal cladding. It would measure a maximum depth of 5.7m, 4.9m wide and 3.3m high. It appears that the existing rear bay window is a later addition to the original house and in itself does not contribute to the building's significance.

Therefore its replacement is acceptable in principle. Evidence for this was discussed during a site visit with the applicant's heritage consultant and the Council's Conservation Officer, including observations regarding joints in the brickwork and the fact that the existing ridge tiles match that of the roof of the main house, which is thought to have been replaced during the 20th century. The loss of the rear bay is therefore not objectionable in principle. This part of the existing rear elevation contributes to the building's significance insofar as it preserves the asymmetrical and irregular massing of the arts and crafts character. The proposed extension will preserve this part of the building's significance by ensuring an asymmetrical and irregular massing that still remains subordinate to the main elevation, albeit with additional depth.

The Council's Conservation Officer considers the rear extension to be acceptable and would not cause harm to the special character or significance of the listed building, preserving its special character. The contemporary architectural style and materials would successfully differentiate the new development from the historic building, whilst remaining sympathetic to the building. It would not result in a harmful loss of historic fabric or plan form. Given the overall size of the host building, the footprint, height and detailing of the extension is considered acceptable and would not overwhelm the rear elevation or the proportions of the building. The extension would not be visible from the public realm, and there would be very limited views from the neighbouring properties. Overall, it would not harm the character of the listed building, the setting of the neighbouring buildings, nor the appearance of the wider conservation area.

No comments have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision. 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 (ERR) 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and NPPF 2019.

- 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer