

Application ref: 2018/5664/L
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WEBB MIEHE ARCHITECTS LIMITED
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7 Wellington Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
59 Flask Walk
London
NW3 1EY

Proposal: Internal alterations to include removal of partition wall at lower ground floor level; partition modifications at ground and first floor level; relocation of boiler and other internal refurbishment works to dwellinghouse

Drawing Nos: 2208-01: 01; 02; 03; 04; 05; 100; 101B; 102A; 103A; 2208-02: 01 100A; 2208-03: 01; 100.

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:

(2208-01): 01; 02; 03; 04; 05; 100; 101B; 102A; 103A; (2208-02): 01 100A; (2208-03): 01; 100.

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 and policy DH2 of the Hampstead Neighbourhood plan (2018).

- 3 a) Notwithstanding drawings hereby approved, the new first floor opening/doorway between front and back rooms shown on plans is not permitted unless further evidence is provided that such opening would not cause a harmful loss of historic timbers.

b) If this element is to be pursued, details of sensitive opening-up in affected areas to demonstrate the lack of historic timbers, including a methods statement, shall be submitted to the Local Authority and approved in writing prior to the completion of this element.

c) Any subsequent works to form the new first floor opening/doorway shall then commence in strict accordance with the approved details / methods statement.

Reason: To safeguard the special interest of the listed building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood plan (2018).

- 4 Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Servicing pipework for the new bathroom and its relationship with historic fabric.

b) Servicing pipework for the new central heating and its relationship with historic fabric.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood plan (2018).

- 5 All existing linings, especially plaster, are to be retained and repaired using like-for-like materials where damaged.

Reason: To safeguard the special interest of the listed building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood plan (2018).

Informative(s):

- 1 The proposed internal works would take place within the interior of a grade II listed building. At lower ground floor level; a portion of the wall dividing the existing kitchen and living would be removed to create an open planned space while the existing kitchen doorway would be locked with stud framing behind. At ground floor level, a partition wall would be formed to create an entrance corridor with a small partition wall and doorway to create a cupboard/wardrobe room. At first floor level, the entrance to the existing rear bedroom would be blocked up and a new door opening would be created to create a bedroom with en-suite bathroom.

The recreation of the entrance hall is welcomed. The proposed internal walls to be formed are considered to not cause harm to the fabric or integrity of the listed building. The formation of the new doors within the new walls are not harmful to the existing fabric and the doors formed within the existing walls are also considered to not detriment the fabric and special character that the building possesses.

Notwithstanding the submitted drawings, the proposed front-to-back openings at lower ground floor level are only acceptable in principle if sensitive opening-up reveal that no supporting timbers would be harmed. This would be secured by condition upon approval. Listed building consent is not being granted for the general removal of plaster on the walls affected; and as such, any plaster harmed should be made good 'like-for like'. This is also secured by condition upon approval.

Other conditions secure upon approval in relation to the works are details to demonstrate the new bathroom at first floor level would not harm underfloor structures and details for central heating services.

As the works were internal, no public consultation was required. Special regard has been attached to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 and s.66 of the Planning (Listed Buildings and Conservation Act) 1990 as amended by the Enterprise and Regulatory Reform (ERR) Act 2013.

As such, the proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood plan (2018). The development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 centered below the text 'Yours faithfully'. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer