

Application ref: 2018/6186/L
Contact: Adam Greenhalgh
Tel: 020 7974 1265
Date: 29 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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WEBB MIEHE ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
59 Flask Walk
London
NW3 1EY

Proposal: External alterations to include erection of single storey rear extension at lower ground floor level; enlargement of window opening to form door opening at rear elevation to dwelling house and 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, 01-02, 01-03, 01-04, 01-05, 02-01, 03-01, 01-10, 01-11 (C), 01-12 (C), 01-13 (A), 02-10 (A), 03-10 (A), Design, Access & Heritage Statement Rev 01A (Webb Mieke Architects - 22/05/2019)

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/document:

2208: - 01-10, 01-11 (C), 01-12 (C), 01-13 (A), 02-10 (A), 03-10 (A), Design, Access & Heritage Statement Rev 01A (Webb Mieke Architects - 22/05/2019)

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 a) Notwithstanding drawings hereby approved, the new first floor 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 alterations, including the single storey rear extension, new opening in the rear elevation and internal alterations including formation of and infilling of openings in partition walls, would not result in any loss of architectural or historic merit from the listed building.

Conditions are recommended regarding the structural heritage of the works, the constructional details of new services new openings and the linings (plaster) to be used in the works and these are included in the decision.

There is no relevant planning history applicable to the application.

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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.
- 5 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.

- 6 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)

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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 blue rectangular stamp.

Daniel Pope
Chief Planning Officer