

Application ref: 2019/2719/L
Contact: Elizabeth Martin
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Date: 19 June 2019

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
18 Well Road
London
NW3 1LH

Proposal:

Partial approval of Condition 4 of Listed Building Consent 2018/1003/L Details are pursuant to part a. (doors only), b. (glazed link junction) and c. (materials).

Drawing Nos: 2018-1003-L Condition 4a

2018-1003-L Condition 4b

2018-1003-L Condition 4c-compressed

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 Reasons for granting partial approval of details (listed building):

Condition 4 of approved application ref 2018/1003/L states that Detailed drawings and samples of materials, as appropriate, in respect of the following,

shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Detailed drawings of all new windows, doors and new roof lantern at a scale of 1:20, 1:5 and 1:1 where appropriate;
- b) Detailed drawings at minimum scale 1:5 showing construction detail of glazed link and junction between the new insertion and the historic fabric of the building;
- c) Schedule and samples of all new materials (bricks, glazing, frame of the extension).

The submitted samples and schedule are satisfactory, as are the detailed drawings showing the link between the historic and modern elements.

Details have not been submitted for windows or roof lantern as specified in Condition 4 a), as notwithstanding the consent given, works to those features are not currently planned. As the condition specifically states that details of those features are to be submitted and approved before the "relevant" part of the work is begun, it is considered that a partial approval can be made, with details of the windows and the new roof lantern submitted for approval prior to those works taking place.

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 The approval does not include the windows and rooflight specified in Condition 4 a), details of which remain outstanding. Details will need to be submitted for approval prior to works involving these elements being carried out, as specified in the original condition.

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 within a light gray rectangular box.

Daniel Pope
Chief Planning Officer