

Application ref: 2019/1676/P
Contact: Alyce Keen
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Date: 1 July 2019

Development Management
Regeneration and Planning
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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**South Lodge
Heathside
London
NW3 1BL**

Proposal:

Variation of condition 2 (approved plans) of listed building consent 2018/2472/L granted on 30/08/2018 (for Internal and external alterations including, replacement of existing rear extension at ground floor level, excavation works to create rear extension at basement level including lowering of existing basement floor level, alterations to fenestration at ground and second floor level, internal rearrangement at all levels, replacement of roof slates and replacement of railings at roof level), namely to alter the glazing system on the rear extension.

Drawing Nos: Superseded Drawings:

1938 - 200; 1938 - 201; 1938 - 202; 1938 - 210; 1938 - 211; 1938 - 221; 1938 - 222;
1938 - 223.

Proposed Drawings:

1938 - 600; 1938 - 601-A; 1938 - 602-A; 1938 - 610-A; 1938 - 611-A; 1938 - 621; 1938 - 622; 1938 - 623-A.

Design Statement for Minor Material Amendment Design Statement for Proposed Rear Extension prepared by Greenway Architects.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original listed building consent 2018/2472/L granted on 30/08/2018.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 For the purposes of this decision, condition no.2 of listed building consent 2018/2472/L shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 1938 - 100; 1938 - 101; 1938 - 102; 1938 - 103; 1938 - 104; 1938 - 105; 1938 - 106; 1938 - 110; 1938 - 111; 1938 - 112; 1938 - 120; 1938 - 121; 1938 - 122; 1938 - 600; 1938 - 601-A; 1938 - 602-A; 1938 - 203; 1938 - 204; 1938 - 205; 1938 - 206; 1938 - 610-A; 1938 - 611-A; 1938 - 212; 1938 - 220; 1938 - 621; 1938 - 622; 1938 - 623-A, 1938-417, Planning Statement prepared by Savills dated May 2018, Design Statement for Minor Material Amendment Design Statement for Proposed Rear Extension prepared by Greenway Architects, Heritage Appraisal prepared by KM Heritage dated May 2018, Arboricultural Assessment prepared by Landmark Trees dated 4/5/18, Basement Impact Assessment prepared by Site Analytical Services Ltd dated April 2018, Retaining Wall Calculations Elliott Wood, Construction Method Statement July 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

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

a) Details including sections at 1:10 of all windows (including jambs, head and cill);

b) Details of metal railings at roof level;

c) Manufacturer's specification details of all facing materials of the new rear extension (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

d) Details of brickwork cleaning method.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

1 Reason for granting permission-

The proposed scheme involve varying the material for the single storey rear extension. The new material proposed of a Bronze Drylac is considered appropriate in design terms and would also maintain the character and appearance of the listed building and conservation area.

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.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 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 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer