

Application ref: 2018/2984/L
Contact: Jaspreet Chana
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Date: 25 April 2019

Development Management
Regeneration and Planning
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5D architects Ltd
764 Finchley Road
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NW11 7TH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
20 Well Road
London
NW3 1LH

Proposal:

Construction of a basement extension including lightwells to the garden area, erection of replacement single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roof slopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors.

Drawing Nos: 06.953.01, 06.953.02, 06.953.03, 06.953.04, 06.953.05, 06.953.06, 06.953.07, 06.953.08, 06.953.09, 06.953.10, 06.953.11, 06.953.12, 06.953.13, 06.953.14 Rev B, 06.953.15 Rev B, 06.953.16 Rev B, 06.953.17, 06.953.18, 06.953.19 Rev B, 06.953.20, 06.953.21, 06.953.22, 06.953.23, 06.953.24 Rev B, 06.953.26, 17J02 - 01D, 17J02 - 02A, 17J02 - 03D, Tree Report, Audit Report, Construction Management Plan, Design & Access Statement, Heritage Statement, Structural Design, Construction Sequence and Temporary Works Part 1. 2 and 3 (Amended).

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: 06.953.01, 06.953.02, 06.953.03, 06.953.04, 06.953.05, 06.953.06, 06.953.07, 06.953.08, 06.953.09, 06.953.10, 06.953.11 06.953.12, 06.953.13, 06.953.14 Rev B, 06.953.15 Rev B, 06.953.16 Rev B, 06.953.17, 06.953.18, 06.953.19 Rev B, 06.953.20, 06.953.21, 06.953.22, 06.953.23, 06.953.24 Rev B, 06.953.26, 17J02 - 01D, 17J02- 02A, 17J02 - 03D, Tree Report, Audit Report, Construction Management Plan, Design & Access Statement, Heritage Statement, Structural Design, Construction Sequence and Temporary Works Part 1. 2 and 3 (Amended).

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 new work and 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 listed building consent:

This application is following previous approved applications (ref.2017/1426/P & 2017/1848/L). This application differs from that previously approved by proposing a basement which would be to the full footprint of the existing dwelling and would extend the footprint of the approved conservatory. The basement would incorporate two new light wells either side of the new conservatory. All the rest of the proposal is the same as that previously approved, therefore the basement and lightwells will be the only aspects assessed in this application.

The proposal involves excavation to form a basement under a grade II Listed Building, it is considered acceptable in this specific case because the applicants have demonstrated that the subject building was built substantially later than the surrounding buildings, being built in the 1950s.

Furthermore, the applicants were able to show, by core drilling, that the base upon which the house was built was concrete, meaning that the usual damage to historic fabric could be avoided. Access to the new basement would be via a modern extension, preserving spatial character, while external manifestations (light wells) were reduced, via negotiation, and moved from the principal

elevation to hidden spots behind the modern extension either side of the conservatory. These two lightwells would be appropriately placed with sash windows below ground serving the bathroom and TV room in the basement with brick courses to match the existing and a light galvanised steel open grille placed on top of the lightwells for safety, these would be considered acceptable. It is noted that the adjacent dwellings consist of basement extensions so this would not be considered out of character.

This applicants provided a basement impact assessment with the application, this was sent to Campbell Reith for independent review. It was concluded that the proposal would not have an unacceptable impact on ground/surface water flows or the structural stability of the building and adjoining properties. The BIA also confirmed that there are no slope stability concerns regarding the proposed development and there would no adverse effect on the wider hydrogeological environment. The basement extension is therefore in accordance with Policy A5 of the Camden Local Plan and the basement CPG.

The Councils Conservation Officer has assessed the proposal and does not object to the development.

No objections have been raised in relation to the works. The application sites planning history was 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 Area 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, 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 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.

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 rectangular background.

Daniel Pope
Chief Planning Officer