

Application ref: 2019/1198/L
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 1 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Design Squared Ltd
International House
Canterbury Crescent
Brixton
London
SW9 7QE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Basement and Ground Floor
79-81 Heath Street
London
NW3 6UG

Proposal:

Installation of 1 x air conditioning condenser unit to first floor flat roof and extraction system to rear. Internal alterations including reconfiguration of layout and installation of air conditioning and associated servicing

Drawing Nos: Site Location Plan, Block Plan, R2-28.3.19 Heath Street, Hampstead-1818457-DJA, 2568r1-Odour Impact Assessment-Heath Street Hampstead, 5472-CBC-00-RF-DR-M-57600 Ventilation Layout, 190610 - JCH00871 - Heritage Statement 2, 762-MS-204, 762-MS-203, 762-MS-101, 762-MS-102, 762-MS-103, 762-MS-201, 762-MS-202, 762-MS-301, 762-MS-302, 762-P-103_REVB, 762-P-302_REVB, 762-P-301_REVB, 762-P-401, 762-P-101, 762-P-102, 762-P-201, MEP Services report, Odour Impact Assessment ref. 2568r1 dated 20th December, EH Response document dated 18/07/2019]

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: Site Location Plan, Block Plan, R2-28.3.19 Heath Street, Hampstead-1818457-DJA, 2568r1-Odour Impact Assessment-Heath Street Hampstead, 5472-CBC-00-RF-DR-M-57600 Ventilation Layout, 190610 - JCH00871 - Heritage Statement 2, 762-MS-204, 762-MS-203, 762-MS-101, 762-MS-102, 762-MS-103, 762-MS-201, 762-MS-202, 762-MS-301, 762-MS-302, 762-P-103_REVB, 762-P-302_REVB, 762-P-301_REVB, 762-P-401, 762-P-101, 762-P-102, 762-P-201, MEP Services report, Odour Impact Assessment ref. 2568r1 dated 20th December, EH Response document dated 18/07/2019]

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 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 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 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 Notwithstanding the details on the approved drawings, no demolition or removal is hereby granted of historic fabric to include timber, masonry or stone. Should historic fabric be uncovered during the course of the works, work should cease in the relevant area and the conservation officer/planning authority contacted with a view to visiting site and agreeing an appropriate design solution.

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.

Informative(s):

- 1 Reasons for granting

The proposed ventilation flue would be installed at the rear of the building and not be visible in public views. The flue would be painted black to help it blend in with the building. The flue would puncture a felted flat roof in the rear part of the building which is of lesser significance than the main building. The opening is to be no bigger than the size of the flue proposed to be accommodated and is to be reversible in nature.

The proposal would retain the existing plan form of the building. The proposal

would retain existing floor finishes, ceiling finishes and would retain existing plasterboard internal dry-lining around external walls. All new floor, wall and ceiling finishes will be applied over modern fabric, therefore preserving any underlying historic fabric or finishes.

The site's planning history has been taken into account when making 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.66 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 DH2 of the Hampstead Neighbourhood Plan 2018. 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 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.
- 5 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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