

Application ref: 2019/4704/L
Contact: Mark Chan
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Date: 8 January 2020

Development Management
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Mrs G Sherlock
35 Willow Road
London
NW3 1TN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35 Willow Road
London
NW3 1TN

Proposal:
Internal and external alterations to dwellinghouse; including reconfiguration of staircases and addition of a rear window and 2x rear rooflights.

Drawing Nos: Design and Access Statement (Revised), 35WR-P-002- A, 35WR-P-003, 35WR-P-004 Rev A, 35WR-P-005, 35WR-P-006, 35WR-P-007, 35WR-P-008-A, 35WR-P-009, 35WR-E-001, 35WR-E-002, 35WR-E-003, 35WR-E-004, 35WR-E-005, 35WR-E-006, 35WR-E-007 and 35WR-E-008

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:

Drawing Nos: Design and Access Statement (Revised), 35WR-P-002- A, 35WR-P-003, 35WR-P-004 Rev A, 35WR-P-005, 35WR-P-006, 35WR-P-007, 35WR-P-008-A, 35WR-P-009, 35WR-E-001, 35WR-E-002, 35WR-E-003, 35WR-E-004, 35WR-E-005, 35WR-E-006, 35WR-E-007 and 35WR-E-008 (Last received 19/12/2019)

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 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 DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting consent:

The application site is located in the Hampstead Conservation area and contains a Grade II Listed Building. The building is a three-storey dwellinghouse and is the second of a terrace of nine cottages built around 1866. The proposal consists of alterations to the host building; including reconfiguration of the staircases and the addition of a rear window and 2x rear rooflights.

The existing staircases are non-original and do not make the best use of the internal space. The reconfigured staircases will improve the footfall through the house and are considered to be a closer match to the original stair alignments which have been lost. Given that it is a listed building, the use of traditional materials and quality of design are welcomed and the new staircases will be constructed in timber and the style of the joinery reflects the character and appearance of the building.

The new rear window will be installed on the raised ground floor for the existing ensuite bathroom. The new window is aligned in parallel to the existing rear windows on the rear elevation and the casement will be timber to match. Two rooflights will also be installed to the rear roof to allow more daylight into the reconfigured rooms on the first floor. The rooflights will be of conservation style with one on the rear flat roof and one on the pitched rear roof.

Other minor external alterations to the front façade include the relocation of the existing burglar alarm box to basement level, replacement of existing wall mounted light at front door and redecoration of the front door and existing stucco.

As for minor internal alterations, the location of the first floor bathroom and smaller bedroom are flipped and a new partition wall is installed to accommodate the change. All the non-original skirting and modern covering and finishes are to be stripped. All fitted wardrobes and cupboards and joinery will be in keeping with the traditional Victorian/ mock-Georgian aesthetic and finishing will be to a high level with a historic pallet of colour throughout. Officers raise no objection to these proposed alterations as they would not result in the loss of historic fabric and would not harm the special significance of the listed building.

Overall, it is considered that the proposed works would not adversely impact the character and appearance of the listed building.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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 Areas) 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 Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 4 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.

- 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 The position of the new partition wall dividing the bathroom from Bedroom 3 at first floor is to be such as to be located adjacent to the box sash casement within Bedroom 3. The distance is to be sufficient so that the newly constructed wall does not physically interfere with the original window frame or surround and that there is sufficient room to access the box sash casement should repairs to the weighted sash cords, window frame or sliding sashes prove necessary.

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



Daniel Pope
Chief Planning Officer