

Application ref: 2019/5883/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 9 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Heynes Planning Ltd
The Studio, Two Acres
Under Lane
Newmills
Launceston
PL15 8SN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Well Road
London
NW3 1LH

Proposal:

Alterations to front, side and rear elevations including repair, alterations and re-instatement of fenestrations, rooflights and balustrades, alterations to roof terrace and formation of second floor roof terrace, replacement of window with doorway and installation of air conditioning unit and bin store within front curtilage following removal of existing shed.

Drawing Nos: 00-GA-012, 00-GA-112, 00-GA-851, 00-GA-852, 00-GA-853, 00-GA-854, 00-GA-861, 00-GA-862, 00-GA-863, 00-GA-210, 00-GA-211, 00-GA-212, 00-GA-213, 00-GA-214, 00-GA-215, 00-EL-250, 00-EL-251, 00-EL-252, 20-GA-122, 20-GA-210, 20-GA-212_P1, 20-GA-213_P1, 20-GA-214_P1, 20-GA-215_P1, 20-EL-250_P1, 20-EL-251_P1, 20-EL-252_P1, 94-DE-100, Acoustic Report ref: 19075-002 by Philip Acoustics Ltd dated October 2019, Design & Access Statement ref: 150226-WR dated November 2019 & Heritage Statement (unnumbered) 25-EL-301 P1, 25-EL-302 P1.

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 this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 00-GA-012, 00-GA-112, 00-GA-851, 00-GA-852, 00-GA-853, 00-GA-854, 00-GA-861, 00-GA-862, 00-GA-863, 00-GA-210, 00-GA-211, 00-GA-212, 00-GA-213, 00-GA-214, 00-GA-215, 00-EL-250, 00-EL-251, 00-EL-252, 20-GA-122, 20-GA-210, 20-GA-212_P1, 20-GA-213_P1, 20-GA-214_P1, 20-GA-215_P1, 20-EL-250_P1, 20-EL-251_P1, 20-EL-252_P1, 94-DE-100, Acoustic Report ref: 19075-002 by Philip Acoustics Ltd dated October 2019, Design & Access Statement ref: 150226-WR dated November 2019 & Heritage Statement (unnumbered) 25-EL-301 P1, 25-EL-302 P1.

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

- 4 Notwithstanding the details shown on the plans hereby approved; no cleaning of the external building fabric is hereby permitted, with the exception of a nebulous water spray.

Reason: To safeguard the character and appearance of the premises in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 All new mechanical plant should be installed on suitable vibration isolators to minimise structure-borne noise and vibration transfer to adjoining properties.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise/vibration from mechanical installations/equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application property forms part of 'The Logs', a large villa built by JS Nightingale in 1868 in an eccentric mix of styles, including Gothic and Italianate. The main building and the attached wall and archway are Grade II listed and the site is within the Hampstead conservation area.

'The Logs' was subdivided into maisonettes in the mid-20th Century. The application seeks to make alterations to no.s 17 and 18 Well Road to facilitate the amalgamation of the two properties for one occupier; this application has been submitted alongside a listed building consent application primarily for internal works to no. 18 ref: 2019/5884/L).

The works to the ground, first and third floor would relate to modern fabric as a result of the 20th Century subdivision, and would serve to enhance the legibility of the historic plan form. The replacement of the modern balustrading to the front terrace is not objectionable, amended plans have been submitted showing a replacement simple black metal railing which is considered to be acceptable.

Internal works at the second floor would not harm the historic fabric or legibility of the original floor plan. The decking and edge protection (to form a roof terrace) at this level is considered to be acceptable in design terms, it would not be largely visible in views of the property and would benefit from the removal of the existing metal bridge at this level.

The proposed bin store and acoustic enclosure to the front of the property would be set a significant distance from the property within a recessed area of the existing driveway. It would not be immediately visible from the street, nor in views of the host property (given the topography of the area) and is not considered to have a significant impact on the character of the surrounding conservation area as a result.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the special interest of the listed building, under s.66 & s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Overall, the proposed works are not considered to result in a harmful loss of historic building and would not detract from the special historic significance of the listed building.

Given the scale, siting and design of the works, the proposal is considered not to result in undue harm to neighbouring amenity. The proposed roof terrace at second floor level would unlikely result in additional levels of overlooking, particularly given the existence of the bridge structure at this level. By reason of its size, it is unlikely to result in unduly harmful levels of noise.

A noise impact assessment has been submitted for the air conditioning unit and associated acoustic enclosure; this has been assessed by the Council's Environmental Health (Noise) Officer, and is considered to be acceptable subject to the conditions included above.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, Policy DH1 & DH2 of the Hampstead Neighbourhood Plan 2018, 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.
- 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)

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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