

Application ref: 2019/3236/P
Contact: Kate Henry
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Date: 19 February 2020

Development Management
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MRW Design
8 Wilberforce Road
Coxheath
Maidstone
ME17 4HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Well Road
London
NW3 1LH

Proposal: Excavation to create spiral wine store below dining room at lower ground floor level

Drawing Nos: 1932-PL01; 1932-PL04; 1932-PL02 Rev A; 1932-PL03 Rev B; Design & Access Statement (dated June 2018); Structural Calculations (2019-224 SO/SC-2696); Method Statement (SC/2696) (dated 10/02/2020)

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: 1932-PL01; 1932-PL04; 1932-PL02 Rev A; 1932-PL03 Rev B; Design & Access Statement (dated June 2018); Structural Calculations (2019-224 SO/SC-2696); Method Statement (SC/2696) (dated 10/02/2020).

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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting

This application seeks permission to excavate below the lower ground floor level to create a spiral wine store in the dining room. The plans have been revised during the course of the application to alter the position of the wine store, to reduce the size of the door opening and to ensure the door is solid in design rather than transparent. Further details on the necessary external vents have also been provided.

The host building is grade II listed and is located within the Hampstead Conservation Area. The proposed wine store would be located in a much altered part of the listed building and exploratory works have established that the fabric of the floor of the dining room is modern. The wine store would be concealed beneath the modern wooden floor finish and the door / opening would be of a solid design so as to prevent views into the wine store which could impact on the spatial hierarchy of the building and the relationship of the different spaces therein. A condition attached to the associated listed building consent will ensure that the door remains of a solid design in perpetuity. On this basis, it is considered that the proposed works would preserve the special interest of the listed building.

The proposed vents would be discreetly positioned below the parapet of the lightwell adjacent to a soil and vent pipe and have been designed to be in keeping with the character and appearance of the host building. Given their position it is unlikely that the vents would be visible in public views of the house. Nevertheless, it is not considered that the proposed works would impact on the significance of the Hampstead Conservation Area. Neither is it considered that the vents would impact on the significance of the listed building.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties due to the nature of the works. No objections have been raised in relation to the works.

The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016; and the provisions 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 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.
- 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.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer