

FAO Laura Hazelton and Collette Hatton
Planning and Conservation Department
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Our ref: 8292 - SK

31 March 2020

Dear Laura and Collette

Application under Section 73 for variation to Condition 3 of 2019/1705/P and for Listed Building Consent at 24 Heath Drive, London, NW3 7SB

Planning Portal reference: PP-08612377

We hereby submit the enclosed application under Section 73 for variation to Condition 3 of 2019/1705/P and for Listed Building Consent at 24 Heath Drive for:

Removal of the former external wall in the kitchen, together with other changes on the ground, first and second floor room layouts and fitted furniture; changes to fenestration on north-east elevation and to roof lights; and use of the roof space for boiler.

Background

The submission of this application follows the approval of planning permission under Section 73 and Listed Building Consent ref. 2019/1705/P and 2019/1696/L for the variation of plans to planning permission ref. 2018/0914/P and 2018/0981/L for:

'Demolition of 2 storey side garage and utility room, lowering of the ground levels of the existing basement and new basement extension, extension of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear'.

The variations in 2018 related to 'Alterations to new basement layout, changes to new rear sash window and garage door design, increase size of approved rooflights, minor changes to rear garden landscaping, and various internal alterations including changes to staircase and internal partition walls'. This is the Planning Permission and Listed Building Consent that are currently being implemented on site.

The Site

24 Heath Drive is a Grade 2 listed dwelling designed by Architect Charles Quennell in an Arts and Crafts style, built in 1907 and listed on 11th January 1999. This listed building application is for the proposed minor amendments outlined below in a numbered list and descriptions on a room by room basis as to the specific changes, their merits in relation to the historic fabric and enhancement of the overall dwelling.



The current owners of the dwelling have purchased the property with intentions of it being a long-term family home and very much appreciate the listed dwelling and the importance of sympathetically refurbishing it. The proposals are to make minor amendments and enhancements to the consented scheme to key areas in the dwelling. These are to improve the connectivity of Kitchen and Living room areas, provide more functionality to the overall accommodation and to focus a Master Suite with peripheral bedroom arrangements in order to be more sympathetic to the hierarchy of the dwelling whilst being in keeping with the buildings style and heritage.

Quennell wrote of the importance of keeping the building simple and articulating it with a few well considered and well-crafted ideas. In his 1906 publication 'Modern Suburban Houses' he emphasised the importance of good internal planning and on providing a practical and comfortable home with good natural lighting being key to his design. The proposals endeavour to follow this ethos and to improve upon the internal planning arrangement to enhance it.

Proposals

The proposals that are subject of this application for Planning and Listed Building Consent relates to principally the removal of the former external wall in the kitchen where there previously would have been to doorways. Other detailed layout changes include:

- Minor changes to fitted furniture on the ground floor as shown on the plans including using the former approved utility to a WC;
- New window and repositioned door in the north-east elevation of the side extension;
- Alterations to the size of rooflights in the first-floor side extension roof;
- Removal of one rooflight in the north-east facing roof slope and one on the rooftop;
- New rooflight on south west elevation of the rear projection;
- Reconfiguration of rooms and bathrooms on the first and second floor; and
- Minor changes to fitted furniture on the first floor.

This application is supported by the following documents:

- Cover letter (this document) including design and access statement, and heritage statement; and
- Revised Architectural Drawings and Drawing Issue Sheet.

The Kitchen as currently permitted and consented is restricted by the openings formed in the external wall between the original dwelling and the side extension. This has been a restriction in terms of the use and space in the Kitchen. The main Kitchen space is considered disproportionate for the size of the house in the context of modern living.

The proposals are to increase the opening in the original wall, creating a larger Kitchen space allowing for an improved layout whilst maintaining a careful balance of the spaces. This essentially combines the replacement of the former "Maid's Sitting Room" with the original kitchen, to form a combined working area more suitable for modern living. The insertion of a down stand beam between the original Kitchen and extension delineates the original plan form ensuring this is maintained and easily read. Within the space a small dining space is proposed.

The re-insertion of a larder in its original position is a new positive contribution to the Kitchen, with original cooling vents returning to their original functional form. The proposals omit the previously consented door to the patio which retains original fabric and looks to implement a simple cornice to the space to be appropriate to the second-tier hierarchy of the room. The door to the side passage has shifted position to complement the improved layout and is more closely aligned to the route to the original servicing courtyard. One further celebrated addition to the Kitchen is the retained original coal chute cover which is to be preserved in its original position as a historic reminder to its former use.

Improvements to the Living Room where connectivity is sought through double doors, with only minor changes to the aperture. The room is to be enhanced in terms of symmetry of wall panelling and improved details of cornice, panelling and mouldings to the grander status of the front reception rooms. This improves upon the inferior non-original décor that is currently implemented. Whilst not original, these proposals will seek to follow original



principles; new insertions such as the newly discovered brick arch will form part of a modern contrasting metal and glass door set and arch to differentiate between heritage features and modern additions and provide additional natural light into the dark hallway.

On the First Floor the main layout change is to locate the Master suite to the front elevation, back to its historical location, over the three rooms working with the original plan form, proportions and door positions which suit the more modern requirements of a Master suite. Within the Master bedroom and Dressing room the proposals seek to implement a new cornice, panelling and mouldings to the grander status, proportions and scale of the original design as the current décor in the Bedroom is a later addition circa 1950. Wardrobes and main furniture in the Master dressing room are to be free standing in appearance to preserve the hierarchy and original features, with sympathetic fitted joinery elements around recessed areas to the chimney of the bedroom. The Master bathroom replaces the two consented en-suite bathrooms and the consented new connections between the front two bedrooms and bathrooms are no longer required.

Bedroom 1 proposals seek to introduce an en-suite and dressing room fixing shut the original door position to the central room, utilising consented opening for the dressing and forming a new opening to the en-suite which is consented as an en-suite bathroom. Bedroom 2 proposals seek to create a new en-suite in the extension connected to the bedroom in the place of, but smaller than the consented study. This leaves the remainder of the extension at first floor to be used as a dedicated study. Following from the study, there is a proposal to change the opening to the cloaks cupboard.

On the Second Floor a new bedroom is to be created in the rear hipped roof adjacent the staircase. The proposals seek to insert a small discrete rooflight to provide natural light into the bedroom. The previous en-suite to Bedroom 5 is now to revert to a dedicated Bathroom utilising the existing door position on the hallway. En-suite 7008 has a reduced size roof light to suit roof structure.

Design and Access

1. Layout

There are no changes to the external layout of the building as approved under 2018/0914/P and 2019/1705/P. There are minor proposed changes to the internal layout of the building.

2. Scale and Appearance

There are no proposed changes to the overall scale of the house. Most proposed changes are internal and will not affect the appearance of the Listed Building in the context of the Conservation Area.

External changes include the repositioning of the door on the north east side elevation to the kitchen using the same proposals for materials and size as before but in a different position, and the exclusion of the external door on the rear elevation to the kitchen which will retain original fabric.

3. Materials

All materials used to enable the proposed changes will be consistent with that previously approved under previous permissions, and where appropriate will match the existing historic fabric. Further detail is provided on the plans.

4. Landscaping

There will be no changes to landscaping within the site as part of these proposals.

5. Access

There will be no adverse impacts on access to the site or within the building as a result of the proposals. Some openings are changing as a result of the internal alterations, but this will not affect overall access.



Heritage Assessment

The building is a Grade II Listed Building and located within the Redington/Frogna Conservation Area. The site and the proposals have been assessed in the Heritage Assessment submitted with application ref. 2018/0914/P, and the amendments under application ref. 2019/1705/P are assessed in the Heritage Addendum submitted with that application. These documents have recorded the significance of the heritage assets.

It was previously concluded that the proposals would build on the essential architectural character of the building and respect the primacy of the original design. It was considered the proposals would be in keeping with and respect the heritage significance of the house, the Conservation Area and the setting of nearby Listed Buildings, by virtue of the quality of the design, and also reinforcing the residential character of the area as a single dwelling.

Also, that the detail of the proposals preserved and enhanced the Listed Building that will help to sustain the building in its optimum viable use in the long term. Overall the extension, which include the removal of the garage/bathroom extension would actively enhance the Listed Building and Conservation Area, which are in part facilitated by the other proposals, subject of this current application.

In the Addendum, which assessed the additional alterations subject of the 2019 application, the conclusion was that the proposed plan layout changes at first and second floor were minor in nature and would not reduce the integrity of the Listed Building.

The main change is the removal of the existing external wall to the kitchen, to enable open plan arrangement with the new ground floor side extension. Structurally this requires support which has been taken into account on the plans. These further changes principally are otherwise minor and affect modern additions such as stud walls even though much of the approved layout is to remain, there will be reposition doors, reposition stud wall and bathroom layout changes, which overall enables the master bedroom to be located at the front of the dwelling.

The alterations to roof lights would be an overall improvement to the 2019 permission, where the most visible rooflights are to be consolidated, and the new rooflight is positioned in a very discrete location. It would have very limited visibility from around the site.

In conclusion it is considered that the impact of these further alterations would have very minimal effect on the special architectural or historic interest of the Listed Building, and will not therefore cause any harm to the significance of the historic asset, in accordance with the NPPF 2019 and Policy D2 of Camden's Local Plan 2017. The proposals would improve the dwelling through well considered minor plan and layout changes, paying attention to implementing detail back into the dwelling to the status of the former grandeur of principle rooms and hierarchy of the house.

More detail can be seen on the detailed plans and elevations enclosed with this application.

We trust you find the above to be helpful. Should you require further assistance please do not hesitate to contact the writer.

Yours sincerely

BELL CORNWELL LLP

Sarah Kasparian

Principal Planner

skasparian@bell-cornwell.co.uk

020 3960 1531