

Application ref: 2019/0421/L  
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Date: 23 September 2020

**Development Management**  
Regeneration and Planning  
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WC1H 9JE

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Walters Consultancy Ltd  
Walters Consultancy Ltd  
109 Castlehaven Road  
London  
NW1 8SJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**19 Well Road**  
**London**  
**NW3 1LH**

Proposal:

Extension to existing basement under front garden, including 2x lightwells; associated internal alterations

Drawing Nos: WR.000; WR.E001; WR.E001A; WR E002; WR E003; WR E004; WR E004A; WR E005; WR E005A; WR E006; WR E007; WR E008; WR E009; WR E010; WR E010A; WR E011; WR P001; WR P001A; WR P002; WR P002A; WR P003; WR P004; WR P004A; WR P005; WR P005A; WR P006; WR P007; WR P008; WR E009; WR P009A; WR P010; WR P010A; WR P011; WR P011A; WR P012; WR P012A; WR E002 with annotation relating to re-building of ceramic retaining wall; Design & Access Statement (dated December 2018); Heritage Statement (dated December 2018); Arboricultural Survey (BS5837:2012) & Impact Assessment (dated 5th December 2018); Basement Impact Assessment Report (dated 12th September 2019); Ground Investigation Report (dated 30th November 2018); Structural Engineers Report (dated 12/09/2019); Construction Management Plan (dated November 2018); Letter from Chord Environmental Ltd (Hydrogeological report) (dated 16 May 2019); Morph Construction Ltd: New basement structural opening (undated); Movement monitors of retaining walls; Movement monitors on arch; Method Statement: Recording, and Protection of Historic Masonry including Portico and Steps (dated 16 May 2019); Method Statement: Recording, Cataloguing, Lifting and Subsequent Relaying of Encaustic and Geometric Floor Tiles (dated 16 May 2019); Email from Ted Walters

(planning agent) (dated 15 February 2020)

WR.000; WR.E001; WR.E001A; WR E002; WR E003; WR E004; WR E004A; WR E005; WR E005A; WR E006; WR E007; WR E008; WR E009; WR E010; WR E010A; WR E011; WR P001; WR P001A; WR P002; WR P002A; WR P003; WR P004; WR P004A; WR P005; WR P005A; WR P006; WR P007; WR P008; WR E009; WR P009A; WR P010; WR P010A; WR P011; WR P011A; WR P012; WR P012A; WR E002 with annotation relating to re-building of ceramic retaining wall; Design & Access Statement (dated December 2018); Heritage Statement (dated December 2018); Arboricultural Survey (BS5837:2012) & Impact Assessment (dated 5th December 2018); Basement Impact Assessment Report (dated 12th September 2019); Ground Investigation Report (dated 30th November 2018); Structural Engineers Report (dated 12/09/2019); Construction Management Plan (dated November 2018); Letter from Chord Environmental Ltd (Hydrogeological report) (dated 16 May 2019); Morph Construction Ltd: New basement structural opening (undated); Movement monitors of retaining walls; Movement monitors on arch; Method Statement: Recording, and Protection of Historic Masonry including Portico and Steps (dated 16 May 2019); Method Statement: Recording, Cataloguing, Lifting and Subsequent Relaying of Encaustic and Geometric Floor Tiles (dated 16 May 2019); Email from Ted Walters (planning agent) (dated 15 February 2020)

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: WR.000; WR.E001; WR.E001A; WR E002; WR E003; WR E004; WR E004A; WR E005; WR E005A; WR E006; WR E007; WR E008; WR E009; WR E010; WR E010A; WR E011; WR P001; WR P001A; WR P002; WR P002A; WR P003; WR P004; WR P004A; WR P005; WR P005A; WR P006; WR P007; WR P008; WR E009; WR P009A; WR P010; WR P010A; WR P011; WR P011A; WR P012; WR P012A; WR E002 with annotation relating to re-building of ceramic retaining wall; Design & Access Statement (dated December 2018); Heritage Statement (dated December 2018); Arboricultural Survey (BS5837:2012) & Impact Assessment (dated 5th December 2018); Basement Impact Assessment Report (dated 12th September 2019); Ground Investigation Report (dated 30th November 2018); Structural Engineers Report (dated 12/09/2019); Construction Management Plan (dated November 2018); Letter from Chord Environmental Ltd (Hydrogeological report) (dated 16 May 2019); Morph Construction Ltd: New basement structural opening (undated); Movement monitors of retaining walls; Movement monitors on arch; Method Statement: Recording, and Protection of Historic Masonry including Portico and Steps (dated 16 May 2019); Method Statement: Recording, Cataloguing, Lifting and Subsequent Relaying of Encaustic and Geometric Floor Tiles (dated 16 May 2019); Email from Ted Walters (planning agent) (dated 15 February 2020).

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), brise soleil, and external doors;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted 'Method Statement: Recording, Cataloguing, Lifting and Subsequent Relaying of Encaustic and Geometric Floor Tiles (dated 16 May 2019)' and subsequent email from Ted Walters dated 15/02/2020, and all the tiles shall be re-used, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building and its setting in accordance with the requirements of Policy D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 6 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted 'Method Statement: Recording, and protection of historic masonry including portico and steps (dated 16 May 2019)' and subsequent email from Ted Walters dated 15/02/2020, and all the tiles shall be re-used, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of

the building and its setting in accordance with the requirements of Policy D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 7 No demolition or development shall commence until full details of the monitoring and recording of the listed building, decorative entrance and attached wall have been submitted to and approved in writing by the local planning authority. Such details shall include the number, size, position, method of fixing and necessary remediation works of the necessary equipment, and proposed timescales. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the listed structures 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 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.
- 2 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.
- 3 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 positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment