

Application ref: 2020/5546/L
Contact: Antonia Powell
Tel: 020 7974 2648
Email: Antonia.Powell@camden.gov.uk
Date: 14 April 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Kennedy O'Callaghan Architects
70 Cowcross Street
London
EC1M 6EJ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Woodbine Cottage
Vale Of Health
London
NW3 1AX

Proposal:

Internal alterations to bedrooms, bathrooms and kitchen. Overlaying of timber floors to ground floor. External works: retention of existing soil vent pipe in courtyard; renewal of kitchen door and architrave

Drawing Nos:

Location Plan;

Design Access and Heritage Statement by Kennedy O'Callaghan Architects dated 27/11/2020;

140_P02 revA;

140_P03 revA;

140_P04 revA;

140_P05 revA;

140_P06 revA;

140_P07 rev;

140_P12 revA;

140_P13 revA;

140_P14 revA;

140_P15 revA;

140_P16 revA;

140_pre_02;

140_pre_03;
140_pre_04;
140_pre_06;
140_pre_05;
140_P20.

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:

Location Plan;

Design Access and Heritage Statement by Kennedy O'Callaghan Architects dated 27/11/2020;

140_P02 revA;
140_P03 revA;
140_P04 revA;
140_P05 revA;
140_P06 revA;
140_P07 rev;
140_P12 revA;
140_P13 revA;
140_P14 revA;
140_P15 revA;
140_P16 revA;
140_pre_02;
140_pre_03;
140_pre_04;
140_pre_06;
140_pre_05;
140_P20.

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent fabric 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

Informative(s):

- 1 This application concerns works to Woodbine Cottage which according to the statutory list description is likely to date from the early 19th century. This charming weather boarded cottage is part of a cluster of historic houses in the Vale of Health. Woodbine Cottage is Grade II listed.

This application seeks listed building consent for works which were not included in previous applications but were carried out over the last twenty years ago and for which formal consent was never granted along with some additional minor works.

In general the works involve the re fitting of the consented 1998 kitchen, new built in furniture, cupboards and shelves, along with the retention of earlier joinery, new flooring, renewing heating, lighting and smoke alarm service runs and fittings and a soil vent pipe. Some elements are to be replaced on a like for like basis, externally the garden courtyard is to be redecorated and general making good all to match existing. Also included in this application, at first floor level, is the retention of an ensuite bathroom and a shower room with associated stud walls and fittings.

The internal architectural elements of significance include the chimney breasts in the four principle rooms and which will remain unaltered in this scheme.

The proposals are not considered to harm the significance of the listed cottage and as such the application is supported.

No responses were received as a result of the public consultation through a press notice and site notice.

The site's planning history has been taken into account when making 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.
- 4 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.
- 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 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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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', written in a cursive style.

Daniel Pope
Chief Planning Officer