

Application ref: 2020/1646/L
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Bell Cornwell LLP
Unit 501 The Print Rooms
Union Street
London
SE1 0LH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**24 Heath Drive
London
NW3 7SB**

Proposal: Changes to the ground, first and second floor room layouts and fitted furniture; changes to fenestration on north-east elevation and to roof lights; alterations to configuration of roof steels; and use of the roof space for boiler.

Drawing Nos: Existing Drawings: 0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings: 0501 rev B, 1499 rev D, 1500 rev G, 1501 rev G, 1502 rev G, 1503 rev E, 1600 rev B, 1601 rev E, 1602 rev C, 1603 rev C, 1700 rev F, 1701 rev F, 1999 rev E, 2000 rev K, 2001 rev K, 2002 rev J, 2003 rev J, 2099 rev C, 2100 rev G, 2101 rev G, 2102 rev G, 2200 rev C, 2201 rev D, 2202 rev D, 2299 rev B, 2300 rev C, 2301 rev D, 2302 rev D, 3000 rev E, 3001 rev E, 3002 rev G, 3003 rev E, 3100 rev B, 3101 rev E, 3102 rev C, 3103 rev C, 3104 rev C, 3105 rev F, 3106 rev E, 3107 rev D, 3108 rev C, 3109 rev D, 3110 rev E, 3111 rev E, 3112 rev B, 3113 rev A, 3114 rev A, 3115 rev A, 3116 rev A, 3117 rev A, 3118 rev B, 3119 rev A, 3120 rev A, 3121 rev A, 3122 rev A, 3123 rev A, 3124 rev A, 3125 rev A, 3126 rev A, 3127 rev A, 4000 rev G, 4001 rev F, 4002 rev G, 4003 rev E, 5000, 5001 rev B, 5002 rev A, 5003, 5004, 6000 rev B, 6001 rev B, 6002, 6003 rev B, 6004 rev B, 6005 rev C, 6006 rev B, 6100 rev C, 6101 rev A, 6102 rev A, 6103 rev B, 6104 rev B, 6105 rev A, 6106, 6107, 6108, 6109, 6300, 7000 rev B, 7001 rev B, 7002 rev B, 8000 rev A, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3,

A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; A(28)150 rev C3, A(28)152 rev C3, A(23)122 rev C3, A(23)109 rev C2, A(23)123 rev C3, A(23)124 rev C1, L(23)102 rev C3, L(23)103 rev C3, L(23)104 rev C3.

Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

Samples - 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

Documents: Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P3 dated 30/01/2019; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Addendum Heritage Appraisal dated November 2018; Noise Impact Assessment ref: 12935-NIA 01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Addendum to Basement Impact Assessment ref: GGC17597/R2.3/Add.2.1 dated March 2019; Daylight and Sunlight Amenity Report dated 20/04/2018.

Trees and Landscaping details: Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev H, Landscape design layout ref 002 rev K, Landscape dimensioned plan ref 002 rev I, 003 rev H, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

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:

Existing Drawings: 0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings: 0501 rev B, 1499 rev D, 1500 rev G, 1501 rev G, 1502 rev G, 1503 rev E, 1600 rev B, 1601 rev E, 1602 rev C, 1603 rev C, 1700 rev F, 1701 rev F, 1999 rev E, 2000 rev K, 2001 rev K, 2002 rev J, 2003 rev J, 2099 rev C, 2100 rev G, 2101 rev G, 2102 rev G, 2200 rev C, 2201 rev D, 2202 rev D, 2299 rev B, 2300 rev C, 2301 rev D, 2302 rev D, 3000 rev E, 3001 rev E, 3002 rev G, 3003 rev E, 3100 rev B, 3101 rev E, 3102 rev C, 3103 rev C, 3104 rev C, 3105 rev F, 3106 rev E, 3107 rev D, 3108 rev C, 3109 rev D, 3110 rev E, 3111 rev E, 3112 rev B, 3113 rev A, 3114 rev A, 3115 rev A, 3116 rev A, 3117 rev A, 3118 rev B, 3119 rev A, 3120 rev A, 3121 rev A, 3122 rev A, 3123 rev A, 3124 rev A, 3125 rev A, 3126 rev A, 3127 rev A, 4000 rev G, 4001 rev F, 4002 rev G, 4003 rev E, 5000, 5001 rev B, 5002 rev A, 5003, 5004, 6000 rev B, 6001 rev B, 6002, 6003 rev B, 6004 rev B, 6005 rev C, 6006 rev B, 6100 rev C, 6101 rev A, 6102 rev A, 6103 rev B, 6104 rev B, 6105 rev A, 6106, 6107, 6108, 6109, 6300, 7000 rev B, 7001 rev B, 7002 rev B, 8000 rev A, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; A(28)150 rev C3, A(28)152 rev C3, A(23)122 rev C3, A(23)109 rev C2, A(23)123 rev C3, A(23)124 rev C1, L(23)102 rev C3, L(23)103 rev C3, L(23)104 rev C3.

Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

Samples - 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Documents: Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P3 dated 30/01/2019; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Addendum Heritage Appraisal dated November 2018; Noise Impact Assessment ref: 12935-NIA 01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact

Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Addendum to Basement Impact Assessment ref: GGC17597/R2.3/Add.2.1 dated March 2019; Daylight and Sunlight Amenity Report dated 20/04/2018.

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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.

- 4 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.

Informative(s):

- 1 Reasons for granting listed building consent

Listed building consent was previously granted for the demolition of the two storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; and internal alterations.

The current listed building application seeks to make minor amendments to the previously approved scheme including:

- Minor changes to fitted furniture on the ground floor including using the former approved utility as a WC;
- Reconfiguration of rooms and bathrooms on the first and second floor;
- Minor changes to fitted furniture on the first floor.
- New window and repositioned door in the north-east elevation of the approved 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;
- Use of the roof space for a boiler; and
- Alterations to steel supports in the roof space.

The proposed amendments are considered minor changes to the previously approved scheme. They would involve changes to the previously approved internal reconfiguration, and would not result in additional harm to plan form or historic fabric than previously approved. The Council's Conservation Officer has reviewed the proposals and confirmed there would be no new issues or impacts on the setting or significance of the listed building. The new window and repositioned door to the side extension would impact the new extension and would be a minor design change that would not impact the significance of the listed building. The changes to the rooflights would result in one less new rooflight and therefore the loss of less historic fabric.

The current proposals show an increased number of roof steels, which to some extent is regrettable, however the increased steels result in less intervention into historic fabric than the previously consented scheme. The proposed lateral steels that span the width of the building spread the weight of the roof onto structural walls, which prevents the need for support structures penetrating the walls below and compromising historic timbers and lath and plaster walls. The previously consented scheme also shows a proportion of ceiling joists removed which are able to remain in place within the current scheme. As such, although the proposals result in additional steel supports, there will be less intervention and harm to the historic elements of the building.

The proposals were revised following initial submission at Officers request to change inbuilt furniture so that it was moveable and did not cover up fireplaces; to remove a proposal for a Crittal door; and to remove a proposal to subdivide the first floor bedroom. Following these amendments, the proposals were considered acceptable.

No responses have been received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

The site's planning history has been taken into account prior to making this decision and 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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.

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 centered on the page.

Daniel Pope
Chief Planning Officer