

Application ref: 2020/1595/L
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Mears
Union Chapel
Compton Avenue
N1 2XD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**2 Villas On The Heath
Vale Of Health
London
NW3 1BA**

Proposal:

Internal and external alterations in association with conversion of attic to habitable space and installation of 3 new rooflights

Drawing Nos: OS MAP, 00A, 01A, 02, 03A, 04A, 05, 06B, 07A, 08A, 09, 10A, 11A, 12, 13, 14D, 15B, 16A, 17A, 18A, 19B, Heritage Design and Access Statement.

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: OS MAP, 00A, 01A, 02, 03A, 04A, 05, 06B, 07A, 08A, 09, 10A, 11A, 12, 13, 14D, 15B, 16A, 17A, 18A, 19B, Heritage Design

and Access Statement.

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 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.

- 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 the new windows in the loft and to the front elevation (including jambs, head and cill),

b) Elevation and section drawing of the new staircase and banister at a scale of 1:10;

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

The proposals involve a loft conversion to create a home office and storage space, with a new staircase and banister up to roof level, and the insertion of three conservation-style small rooflights. This application originally included two roof dormer windows, but they were considered to be harmful to the listed building and therefore were omitted from the proposal and replaced with three small rooflights. The rooflights would not be visible from the ground and would have limited visibility from private views. The rooflights would result in a small loss of historic fabric; however they would require less removal of fabric than the original proposed scheme for the site and would therefore be considered acceptable. The rooflights' design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing listed building.

An external alteration to reinstate the fourth floor front window is proposed. This window has previously been altered and would be replaced to match the neighbouring property's front fourth floor window. A condition requesting details

of the new window would be applied to this consent.

The internal alterations involve:

Ground floor - new stone flooring in hallway and kitchen and re-finish flooring in dining room and study room, replace WC and basin;

First floor - Overhaul front window, replace WC and basin and flooring;

Second floor - Insert new staircase and banister leading to loft, repair leaks in ceiling of rear bedroom;

Third floor and loft - Repair leaks in ceiling to bedroom, alterations to the existing loft space to provide habitable space and a shower room and addition of 3 rooflights, replace eroded roof tiles with plain clay tiles to match existing and add overflow to flat roof drainage.

The agents have confirmed that there is no historic flooring underneath the existing tiles in the hallway at ground floor level and that there is plywood underneath the existing tiles in the closet wing, therefore the replacement of flooring on these stated floors would be considered acceptable. The other minor internal works stated above are to match closely to the existing and would safeguard the special architectural interest of the building and would therefore be acceptable.

The proposal will not result in the removal of any original features of the host building, and therefore would not result in the loss of any historic character or fabric of the listed building.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan.

- 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer