

Application ref: 2021/0405/L
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Peter Bernamont Architect
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Old Cottage
Vale of Health
Hampstead
NW3 1AZ

Proposal:

External alterations including; balcony verandah extension, new front door, insertion of roof light to flat roof, replacement window and 3 'slimlite' double glazing windows, and enlarged opening with bay windowed patio doors. Internal alterations; removal of wall below cill and pier to form enlarged opening, removal of partition and wardrobes to form ensuite room to bedroom with associated drainage and mechanical extract.

Drawing Nos: Site Location Plan (TOC-LP), TOC-SP, 01A, 02A, 03A, 04A, 05A, S1, S2, S3. Design and Access statement (Dec 2020), Heritage Statement (Dec 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: Site Location Plan (TOC-LP), TOC-SP, 01A, 02A, 03A, 04A, 05A, S1, S2, S3. Design and Access statement (Dec 2020), Heritage Statement (Dec 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.

- 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 to install the mechanical extract, full details including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not proceed other than in complete accordance with such scheme as has been approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed internal and external alterations to the property are considered to be acceptable in terms of scale, design and materials and are appropriate for the character and setting of the host listed building and wider conservation area.

Internally, the proposed opening up of the space between dining room and kitchen is considered acceptable as the intervention will retain the legibility of the original room divisions.

At first floor, the proposed en-suite is sensitively designed and internal impact is considered to be minimal. Externally, the proposed saniflo system connects with an existing SVP and a small external vent is proposed which is modest in size, painted black and involves minimal intervention to historic fabric. The location has been justified as being the most discreet position available. The impact on the significance of the building will be minimal. A condition is attached to this permission requiring details of the noise impacts of the proposed mechanical extract before relevant works take place.

With regards, to external works; the replacement front door is considered suitable. This shall be a timber door with traditional four panel style

arrangement, including glazed upper panels.

The proposed construction of a timber verandah has been carefully considered given the prominent position on the front (West) elevation. It is noted that heritage information provided demonstrates the existence of a verandah to the host property in the early 20th century. The timber framed verandah as proposed is considered an excellent design for this element of the scheme and the finish should be well suited to the host building, its setting and the character of the conservation area..

The proposed replacement of a metal framed side window at ground floor with a timber framed double glazed unit within the same opening is acceptable with the new material being more appropriate for this cottage. Additionally the replacement of existing single glazed timber framed side windows at first floor with slim-line double glazed windows will match the existing in appearance and is considered acceptable.

The proposed insertion of a roof light to be fitted above the stair case is considered acceptable. This is discreetly positioned and will not be noticeable from any public view.

To the rear work involve, removal of the existing window and enlargement of the opening to form a modest bay window with patio doors which will face the private rear courtyard. This also acceptable and considered appropriately designed for the host building.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building.

One response was received during the public consultation, which included both objection and support for the aspects of the proposed scheme. This consultation response has been given due consideration prior to the determination of this application.

The planning history of the site has been taken into account when coming to 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

- 3 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, 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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



Daniel Pope
Chief Planning Officer