

Application ref: 2021/1947/L
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Life Space Cabins Ltd
Moorshead Sawmills,
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PL8 2ES

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 East Heath Road
London
NW3 1BN**

Proposal:

Replacement of garden shed structures with an outbuilding to front of main house.
Drawing Nos: Site Location Plan; P-02 Rev V-01; 1001 Rev B; P-04 Rev V-02;
Preliminary Ecological Appraisal dated Feb 2021;

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; P-02 Rev V-01; 1001 Rev B; P-04 Rev V-02; Preliminary Ecological Appraisal dated Feb 2021;

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 consent:

The application building is a grade II listed semi-detached house dating from circa 1875. The boundary wall is separately listed at grade II.

Presently there is an open sided timber shelter to the front side of the house, of which the ridge is visible from the street. Historic maps and a heritage statement from a previous application indicate that there was a conservatory in place in 1971 so the existing shelter does not contribute to the special interest of the listed building or conservation area.

The proposal is to replace the existing 2 sheds by one large timber clad cabin with the same footprint to be used as a home office. Revisions have been received to remove the pitched roof and reduce the overall height of the proposed structure. The proposed studio is approx. 3m high, 3m in width and 6m in length with a flat green roof. It will sit to the side of the building facing the street. Although appearing bulkier and more visible than the existing pitched roof structure, its scale will read as a subservient to the main listed building due to the size and proportions of the host property. Although it will cover over one window adjacent to the side door to the house, it appears that this window is a later alteration as the brickwork around it appears slightly different to the historic brickwork on the rest of the house.

The listed boundary wall is mainly viewed from the street side as there is planting on the garden side. Its setting is therefore preserved by the proposals.

The location, design, size and materials are considered acceptable and will not harm the setting, character and appearance of the host listed building.

The Hampstead Neighbourhood Forum, on review of the revised drawings, have withdrawn their objection. The planning history of the site was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 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.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer