

Application ref: 2021/6034/L
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Bell Cornwell LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
24 Heath Drive
London
NW3 7SB

Proposal:
Removal of door to previously approved side extension

Drawing Nos: 0500, 3002 rev H, 2000 rev L, Design & Access Statement dated November 2001.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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: 0500, 3002 rev H, 2000 rev L, Design & Access Statement dated November 2001.

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.

Informatives:

- 1 Reason 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 under ref.2019/1696/L.

The current listed building application seeks to make a minor amendment to the previously approved scheme, namely, the removal of a previously consented door from the rear elevation of the approved side extension. The amendment would be a very minor change to the approved scheme which would affect modern fabric only, with no harm or impact to original plan form or historic fabric. 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.

Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts. The visual impact of the amendments would be limited and would not materially impact the architectural aesthetic of the approved scheme or the significance of the listed building

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 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.

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