

Application ref: 2021/6033/P
Contact: Rose Todd
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Date: 22 February 2022

Development Management
Regeneration and Planning
London Borough of Camden
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The Architects
Unit 5
The Courtyard
London
N8 8SL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**40 Downshire Hill
London
NW3 1NU**

Proposal:

Variation of Condition 2 (The development hereby permitted shall be carried out in accordance with the following approved plans) of application ref 2020/3997/L (dated 12/04/2021).

Drawing Nos: Design, access and heritage statement

Proposed Lower Ground Floor Plan

Proposed Ground Floor Plan

Proposed Side elevation & Section C

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting approval of details (listed building):

A scheme for the addition of a small rear extension and internal alterations at 40 Downshire Hill was previously consented (2020/2813/P + 2020/3997/L).

This application seeks to vary Condition 2 (The development hereby permitted shall be carried out in accordance with the following approved plans) of application ref 2020/3997/L (dated 12/04/2021).

Following the investigation of existing footings, current drainage routes and structural engineering input a number of limited alterations are proposed to the original scheme for both design and practical improvement.

The overall scale, massing, appearance and design approach of the original refurbishment scheme remains largely unchanged. Changes to the layout, glazing and detail are outlined below.

Changes to the original scheme are as follows:

- o The level of the WC/shower room at lower ground floor level needs to be lowered in order to create a viable ceiling height. It is proposed to extend the lower floor level to achieve this.
- o Due to structural constraints the proposed opening in the rear wall of the house creating access to the conservatory has been redesigned as a single opening. This change will result in a reduction in the overall width of the structural opening required.
- o Due to the level of the drains it has proved impractical to provide access to the rear garden along the side of the house abutting No.40A. The scheme has therefore been amended to omit the proposed library.
- o Due to the loss of the library from the proposed scheme access to the rear garden has been redesigned. Access will now be via a single set of patio doors.
- o The number of rooflights on the conservatory roof has been reduced to a single openable rooflight to provide ventilation and improve thermal performance.
- o The pitch of the conservatory roof has been increased slightly with a minimal increase in the height of the party wall to achieve this new design.

After reviewing the submitted details it has been concluded that the proposed works will not further harm the special interest of the Grade II listed building.

The application has been advertised in the press and by means of a site notice. No consultation responses were received.

The site's planning history has been taken into account when making 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.
- 6 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 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 centered on the page.

Daniel Pope
Chief Planning Officer