

Application ref: 2022/1472/L
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Date: 30 May 2022

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
19 Well Road
London
Camden
NW3 1LH

Proposal: Partial discharge of condition 4a (window details), of planning permission ref 2019/0421/L dated 22/09/2020 for 'Extension to existing basement under front garden, including 2x lightwells'.

Drawing Nos: WR_APP_01 and WR_BE-08.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

1 Reasons for granting approval:

Part A of the condition requires details including sections at 1:10 of all windows (including jambs, head and cill), brise soleil, and external doors. The proposal relates to grilles and underground windows in the setting of a grade-II-listed building. There were no external doors proposed on the approved scheme. Detailed drawings were provided. The design of the windows themselves is acceptable as they are not visible from above ground and they are within a modern extension. To prevent light spill, the lightwells are to be covered with

grilles with angled downstands along the bars. This appears likely greatly to reduce the visibility of the underground windows.

It is considered that the development will safeguard the special architectural and historic interest of the building. The details have been assessed by the council's conservation team and were considered sufficient to discharge planning condition 4a. Details for part B are still outstanding.

The full impact of the proposed development has already been assessed by the listed building consent ref. 2019/0421/L dated 22/09/2020.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the details are in general accordance with Policy D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that condition 3b (materials) to listed building consent ref. 2019/0421/L dated 22/09/2020, which need details to be submitted, is still outstanding.

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



Daniel Pope
Chief Planning Officer