

Application ref: 2021/5892/L
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Date: 20 June 2022

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 Villas On The Heath
Vale Of Health
London
NW3 1BA**

Proposal:

Internal refurbishment, upgrade to existing services, insulation of some external walls and amendment and completion of the previously approved roof conversion.

Drawing Nos: Location Plan; FF21-005-8.01-REP-003 Planning Application (Design and Access Statement); Existing Lower Floor Plans; Existing Upper Floor Plans; Existing Roof Plan; Existing Sections; Existing Elevations; Existing Elevations 2; Existing Glazing Schedule; Proposed Lower Floor Plans; Proposed Upper Floor Plans; Proposed Roof Plan; Proposed Upper Floor Plans (sections); Proposed Elevations; Proposed Elevations 2; Typical build ups; Proposed staircase; Ultra quiet Ecodan; ASHP Acoustic Survey.

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:

Location Plan; FF21-005-8.01-REP-003 Planning Application (Design and Access Statement); Existing Lower Floor Plans; Existing Upper Floor Plans; Existing Roof Plan; Existing Sections; Existing Elevations; Existing Elevations 2; Existing Glazing Schedule; Proposed Lower Floor Plans; Proposed Upper Floor Plans; Proposed Roof Plan; Proposed Upper Floor Plans (sections); Proposed Elevations; Proposed Elevations 2; Typical build ups; Proposed staircase; Ultra quiet Ecodan; ASHP Acoustic Survey.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

No. 1 Villas on the Heath is one of a group of six Gothic-Revival, three-storey plus attic, semidetached properties located on the southern fringe of Hampstead Heath. The properties were built around 1863 and were statutorily listed Grade II on 14 May 1974.

The property has undergone a certainly amount of modernisation and intervention prior to listing, not all of which is now considered sympathetic, but otherwise the dwelling is in an acceptable state of repair.

Modification of the previously consented scheme for conversion of the attic space to additional accommodation (ref 2013/4510/L) is proposed.

The proposal also includes the refurbishment of the property, commensurate with its original Gothic aesthetic, whilst at the same time addressing the need to enhance of the thermal performance and energy efficiency of the building to meet EnerPHit (Passivhaus) standards given the listed status of the building. Works to the windows, especially those that overlook the public footpath to the west of the property, are specifically excluded from this consent.

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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer