

Application ref: 2021/5242/P
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Fraher Architects Ltd
First Floor Unit F
Damsel House, Dragonfly place
London
SE42FN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 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 external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

1 Reasons for granting 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 (which are covered in a separate application), especially those that overlook the public footpath to the west of the property, are specifically excluded from this consent.

Concerns were raised by one of the neighbours over potential noise from the proposed air source heat pump but these have been addressed through planning conditions.

The site's planning history has been taken into account in 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, and of preserving or enhancing the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021, and National Planning Policy Framework 2021.

- 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 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.

- 4 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



Daniel Pope
Chief Planning Officer