

Application ref: 2022/0580/P  
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**Development Management**  
Regeneration and Planning  
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N1 1TR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Heath Lodge**  
**Heathside**  
**London**  
**NW3 1BL**

Proposal:

Removal of pilasters to north-east elevation of pool room extension to provide aluminium framed sliding doors and fixed glazed panels within a single opening, replacement of curved uPVC framed rear doors with fixed double-glazed aluminium framed windows and frameless glazed replacement rooflight; Insertion of new fully glazed fixed picture window and aluminium framed sliding doors to north-east elevation of rear extension.

Drawing Nos: Site locationj plan; (2498/-)EX/01\_A to EX/10\_A (inclusive); PL/02\_A, PL/03\_C, PL/04\_A, PL/05\_A, PL/06\_B, PL/07\_B, PL/08\_C, PL/09\_B, PL/10\_C, PL/11\_A; 22017/101; Design and access statement (Rev A) and Schedule of Window Repairs from Scala Architects received 01/07/2022; Heritage Statement from Scala Architects dated February 2022; Structural calculations (ref. 22017 - version 1) and Structural specification (ref. 22017) from Ingealtoir Consulting Structural Engineers received 24/05/2022; Manufacturer's specification (sliding doors and windows) from Sky-Frame received 15/07/2022.

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: Site location plan; (2498/-)EX/01\_A to EX/10\_A (inclusive); PL/02\_A, PL/03\_C, PL/04\_A, PL/05\_A, PL/06\_B, PL/07\_B, PL/08\_C, PL/09\_B, PL/10\_C, PL/11\_A; 22017/101; Design and access statement (Rev A) and Schedule of Window Repairs from Scala Architects received 01/07/2022; Heritage Statement from Scala Architects dated February 2022; Structural calculations (ref. 22017 - version 1) and Structural specification (ref. 22017) from Ingealtoir Consulting Structural Engineers received 24/05/2022; Manufacturer's specification (sliding doors and windows) from Sky-Frame received 15/07/2022.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting planning permission:

Heath Lodge is a Grade II listed building and is one of a pair of 2-storey semi-detached houses built ca. 1813. A 2-storey side wing and rear extension was built in the same architectural style in 1873 and a further rear extension added in 1997 to provide an indoor swimming pool.

Following initial concern from the Council, some proposed alterations to introduce double-glazed replacement windows and doors at the front and rear of the building have been excluded entirely from the application. These existing windows and doors will now be carefully refurbished, and as such, no material alterations are proposed to the fabric of the original 1813 house. The main alterations involve the 1997 rear extension with some modest alterations to the 1873 rear addition.

Three central pilasters would be removed from the north-east elevation of the modern pool room extension to create a single opening for aluminium framed sliding doors and fixed glazed panels. An existing dome shaped rooflight would be replaced with a frameless glazed rooflight. Curved uPVC doors to the

north-west would be replaced with curved double-glazed aluminium framed windows. The use of suitably designed units with slim frames are considered to be appropriate for this contemporary extension and a sympathetic change in design terms. In sustainability terms, double-glazed units are also noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so reduce carbon emissions, and allow for passive flow of ventilation (through trickle vents).

Proposals to the north-east elevation of the 1873 rear addition initially involved the insertion of a new fully glazed door to enclose a corner recess and a glazed open-corner window. Following Council concerns, the applicant submitted revised drawings which omitted both entirely from the proposals. Instead, the revised proposals include a more suitably sized and positioned double-glazed fixed picture window within a new opening and sliding doors, which both appear as modest and sympathetic alterations, in keeping with the historic interest of this part of the property.

Overall, therefore, the revised proposals are considered to be acceptable in terms of their design, size, location, colour and materials used and would preserve the character and appearance of the host property and wider Hampstead Conservation and Neighbourhood Areas. The alterations are also considered to be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting, and are therefore acceptable.

There are no amenity concerns given the nature of the works at mainly ground floor level and relative distance from the nearest neighbouring properties.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 the same legislation.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021 and the 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](http://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