

Application ref: 2022/1928/L
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Date: 24 July 2022

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Heath Lodge
Heathside
London
NW3 1BL

Proposal:

External alterations involving the 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; and internal alterations within rear extensions, including the replacement of secondary stair and decommissioning of swimming pool.

Drawing Nos: 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.

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: 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.

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 Reason for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, its features of special architectural or historic interest.

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.

Proposals for the interior, including the replacement of a secondary stair and decommissioning of swimming pool, are to areas of the rear extensions only and do not involve changes to any historic fabric. As such, the alterations are not considered to be harmful to any architectural or historic significance of the listed building.

Overall therefore, the proposals would be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting in terms of the design, size, location, colour and materials used, and are considered to be acceptable.

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 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 policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.
- 3 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).

- 4 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 5 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