

Application ref: 2022/3207/L
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51 architecture
1a Cobham Mews
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NW19SB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
37 Flask Walk
London
NW3 1HH

Proposal:

Erection of a rear single-storey extension at garden level and upgrade of existing outbuilding in rear garden to create larger outbuilding.

Drawing Nos: Drawing No. 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 200, 201, 202, 300, dated November 2021 prepared by 51 Architecture.

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: Drawing No. 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 200, 201, 202, 300, dated November 2021 prepared by 51

Architecture.

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 permission.

The proposal comprises of a rear single-storey extension at garden level and upgrade of existing outbuilding in the rear garden to create a larger outbuilding for the purpose of a garden studio.

The proposed works are considered to be acceptable in terms of design and conservation. The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the subject property. The ground floor winter garden extension to the main cottage will not involve the loss of pre-C20th fabric and is similar in location to other extensions which have been permitted in this terrace.

The winter garden is designed so that it requires no irreversible connections to the original building, junctions are demountable and do not damage historic brickwork. The extension itself will be a lightweight, glazed timber frame which allows the original rear line of the cottage to remain visible.

It is proposed to replace two sash windows at first floor, rear elevation. The existing sashes are comparatively modern although well-detailed and the proposed replacements would replicate this detail as demonstrated by the elevations and sections provided.

The proposals have been reviewed by the Council's Conservation Officer. The proposals do not involve the loss of historic fabric, or the permanent alteration of historic fabric, and are considered to result in new work of a scale and form appropriate to preserving the special architectural and historic significance of the building and its setting.

One comment in support of the application was received following statutory consultation. The site's planning history and relevant planning history were taken into account when coming to 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 Policy D2 of the Camden Local Plan 2017, and policy DH2 of the Hamstead Neighbourhood Plan 2020. The proposed development also accords with the policies of the London Plan 2021 and 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.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer