

Application ref: 2022/2417/L  
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Date: 14 November 2022

**Development Management**  
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Baynes and Mitchell Architects  
Second Floor  
28 Poland Street  
London  
W1F 8QP  
undefined

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**20 Well Road  
London  
Camden  
NW3 1LH**

Proposal:

Alterations to previously approved partition layout on three floors, full replacement of staircases between ground & second floors.

Drawing Nos: Design and Heritage Statement; Location Plan - 477 000; Existing Ground Floor Plan - 477 101; Existing First Floor Plan - 477 011; Existing Second Floor Plan - 477 012; Proposed Ground Floor Plan - 477 201 C; Proposed First Floor Plan - 477 211 A; Proposed Second Floor Plan - 477 212 A; Perspective Sections - 477 15; Proposed New Staircase - 477 14

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:

Design and Heritage Statement; Location Plan - 477 000; Existing Ground Floor Plan - 477 101; Existing First Floor Plan - 477 011; Existing Second Floor Plan - 477 012; Proposed Ground Floor Plan - 477 201 C; Proposed First Floor Plan - 477 211 A; Proposed Second Floor Plan - 477 212 A; Perspective Sections - 477 15; Proposed New Staircase - 477 14

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 The application building "The Logs" is listed as Grade II on the National Heritage List for England (No. 1379149). It is also located in the Hampstead Conservation Area.

The subject dwelling is a detached Victorian villa with Gothic and Italianate architectural influences that was constructed c.1876 to designs by J. S. Nightingale. Subsequent alterations and additions have occurred, most notably in 1951 when the building was subdivided into six maisonettes.

The applicant wishes to make internal alterations to previously approved partition layout on three floors, including the full replacement and reorientation of the staircase, reglazing of a ground floor window, and panelling installed in the hall.

Modifications to the staircase and party walls reconfigurations are limited to fabric that dates from the 1950s with limited/no impact to historic fabric. New opaque safety glazing will be retrofitted into the existing timber frame of the ground floor "garden" window. Existing timber panelling below the stair will be retained in the new WC.

It is therefore considered that the proposed works will not harm the special interest of the Listed Building.

The site's planning history has been taken into account in making this decision.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of

the Council's Conservation Team must be obtained in writing, or further Listed Building Consent may be required.

Particular attention has been paid to the desirability of preserving the special interest of the Listed Building, under s.16 of the 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 proposed development also accords with the London Plan 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