

Application ref: 2021/6299/L
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SIAW LTD
Winston House, 1st Floor,
359 Regents Park Road
LONDON
N3 1DH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**The Elms
Columbas Drive
London
NW3 7JD**

Proposal:

Alteration of existing pool and gym with new glazed lean to extension to mezzanine level and glazed roof over existing pool with a roof terrace and railings, internal pool to be replaced and be extended externally with associated hard landscaping and erection of single storey rear glazed extension with glazed link and associated works

Drawing Nos: TE21 Location plan, A-ST, TE21-A-101, TE21-A-102, TE21-A-103, TE21-A-104, TE21-A-105, TE21-A-106, TE21-A-107, TE21-A-108, TE21-A-110, TE21-A-150, TE21-A-151, TE21-A-301, TE21-A-302, TE21-A-303, TE21-A-351, TE21-A-352 Rev A, TE21-A-353 Rev A, TE21-A-371, TE21-A-380 Rev A, TE21-A-701, TE21-A-702, TE21-A-702, TE21-A-703 Rev A, TE21-A-704, TE21-A-801 Rev A, TE21-A-802, TE21-A-803, TE21-A-804, Design and Access Statement 2021, Planning Statement by SIAW, The Elms - Images of existing.

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: TE21 Location plan, A-ST, TE21-A-101, TE21-A-102, TE21-A-103, TE21-A-104, TE21-A-105, TE21-A-106, TE21-A-107, TE21-A-108, TE21-A-110, TE21-A-150, TE21-A-151, TE21-A-301, TE21-A-302, TE21-A-303, TE21-A-351, TE21-A-352 Rev A, TE21-A-353 Rev A, TE21-A-371, TE21-A-380 Rev A, TE21-A-701, TE21-A-702, TE21-A-702, TE21-A-703 Rev A, TE21-A-704, TE21-A-801 Rev A, TE21-A-802, TE21-A-803, TE21-A-804, Design and Access Statement 2021, Planning Statement by SIAW, The Elms - Images of existing.

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 proposal involves a swimming pool refurbishment (to the south), the ceiling is to be replaced by a double curved glazed roof with a flat top spine creating a sun terrace on the existing roof level by forming a gap between the rear gable and the new roof over the pool.

The existing swimming pool would be extended externally, with an open pool on the existing sun terrace. Refurbishment would also be had internally improving the pool house with modern facilities and relocation of the gym to the mezzanine level. A connection with the main house through the half landing of the south staircase would be created by opening a doorway on the side wall, connecting to the new mezzanine to overlook the swimming pool. The rear door would be modified to become a retractable door, separating the internal pool to the new open extended pool through a lock basin which would be drained in the winter. Associated hard landscaping alterations of the existing sun terrace to elevate the level to match the internal swimming pool house level and extend the existing external stairs with the new external pool level. It is not considered there will be a loss of historic fabric as all of the alterations will occur to existing 1990s extensions of the building. It is also considered that at one time a conservatory may have existed on this site and that the use of glass is not without historical precedent. While the glazing of the roof is acceptable it was considered that the structural steel support, which would have been visible from the grounds, was neither an improvement on the existing condition or closer to any historical precedent. This element has now

been amended to remove the steel support and provide a much less visually intrusive means of stabilising the gable end of the pool house. A small roof terrace would also be created with railings at the end of the gable, this minor alteration would be considered acceptable. Furthermore, the fact that the proposed pool would extend under the pool house (with separation via a mechanical lock) is uncharacteristic of late nineteenth-century domestic architecture. However, we accept that the alteration to the pool itself is essentially at and below grade and it replaces hard surface rather than lawn, which does reduce some of its prominence when viewed from the garden and would therefore be acceptable.

Towards the north side it is proposed to erect a new kitchen extension in the form of a glazed pod structure accessed via a glazed link, the extension has taken inspiration from the garden lanterns and glazed windows of the existing house. It would be used for dining and panoramic views of the garden. The proposed new glazed link would be attached to the 1990s kitchen extension through alterations to the existing rear window. Although not mentioned by the applicants, officers are convinced that there was at one time (prior to the demolition of the hospital wing) a single storey projection in approximately the same location. Although the condition of this part of the site has altered since the time of the hospital, there is precedent for single-storey built form in the location of the proposed extension. The glazing to the pod would form diagonal corners which will have an etched design in a motif to emulate elements of the existing leaded windows of the main house and would create a visual sense of enclosure within the rear garden space.

Internal shading elements such as sheer fabric suspended in a tent manner from the apex of the ceiling would soften and adjust the filtering of sunlight. Although the extension is of modern design, it is considered to be light weight, of high quality design and would complement the existing dwelling. It would not be seen from any public views and would be enclosed to the rear of this grand detached dwelling. Given that the new glazed link bridge would alter an existing 1990s extension window it is not considered any historic fabric of the existing listed building would be harmed through the proposed works.

Due to the location of the site and the proposed extension, with no immediate neighbouring properties, there will be no loss of amenity in terms of light, outlook, privacy or noise nuisance.

The proposals do not involve the loss of pre-C20th fabric and do not result in the loss of historic plan form or evidential value as a C19th domestic building. The works do not especially better reveal or enhance significance but nor do they harm significance and are therefore acceptable on the basis that significance would be preserved.

The site's planning history has been taken into account when 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, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Overall, the proposed works are considered to have a positive impact on the architectural significance of the existing listed building, the works would

enhance the special interest of the Grade II listed buildings and the character and appearance of the surrounding Hampstead Conservation Area. The proposal would be in compliance with Local Plan Policy D2.

- 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 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