

Application ref: 2022/5445/L
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GRANT WRIGHT ASSOCIATES LLP
36 Gloucester Avenue
Primrose Hill
London
NW1 7BB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Villas On The Heath
Vale Of Health
London
NW3 1BA**

Proposal:

Demolition of fully enclosed conservatory roof, internal works, external repairs
Drawing Nos: SVH Scope roof amendment, heritage statement, SVH/22/23/001, SVH/22/23/002, SVH/22/23/003a, SVH/22/23/004a, SVH/22/23/005, SVH/22/23/006a, SVH/22/23/007, SVH/22/23/008, SVH/22/23/009, SVH/22/23/010, design & access statement, 12234 01, 12234 02, 12234 03, 12234 04, 12234 05, 12234 06, 12234 07

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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:

SVH Scope roof amendment, heritage statement, SVH/22/23/001, SVH/22/23/002, SVH/22/23/003a, SVH/22/23/004a, SVH/22/23/005, SVH/22/23/006a, SVH/22/23/007, SVH/22/23/008, SVH/22/23/009, SVH/22/23/010, design & access statement, 12234 01, 12234 02, 12234 03, 12234 04, 12234 05, 12234 06, 12234 07

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the proposed kitchen window and French window.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a semi-detached stucco villa of 1863 listed grade II and making a positive contribution to the Hampstead Conservation Area.

The applicant wishes to carry out minor internal works, to demolish a non-original glazed canopy enclosing the back yard and to carry out external works of like-for-like repair.

Conditions will be applied for the new French window and kitchen window.

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.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer