

Application ref: 2023/1405/L  
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**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

**45 Flask Walk  
London  
NW3 1HH**

Proposal:

Details of rear extension materials required by part condition 6 of listed building consent ref. 2016/3901/L granted 10/04/2017 for the Demolition of an existing two storey rear extension, erection of a replacement three storey rear extension, single storey basement excavation and Internal alterations.

Drawing Nos: 651 200, 651 201 rev A, 651 202, 651 203 rev A, 651 204, Materials Schedule: 651/S/002.

The Council has considered your application and decided to grant Approval of Details (Listed Building)

Informative(s):

#### 1 Reasons for granting approval:

Condition 6 required samples and product specifications to be provided of all interior and exterior facing materials of the rebuilt rear extension, excluding plaster finishes, but including paving, tiling, brickwork, stone and metalwork, including finishes around the rear lightwell and staircase.

Details have already been submitted of the proposed external brickwork to partially discharge the condition, and additional details have now been submitted of the proposed internal and external floor finish, internal staircase and proposed window details. The window details were revised following the initial submission to change the rear first and second floor windows from double to single glazing which is considered more appropriate in the more historic part of the building.

The details have been reviewed by the Council's Conservation Officer who confirms they are appropriate for the listed building and will preserve its significance. Following the submission of revised window details, the information is sufficient to partially discharge condition 6 and would safeguard the special architectural and historic interest of the building.

A sample panel of the proposed limewash to the existing non-original brickwork is outstanding and requires submission to fully discharge condition 6.

The full impact of the works was considered as part of the determination of the original application.

As such, the details are in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 4 (detailed drawings), 5 (method statements) and 6 (sample of proposed limewash) of listed building consent ref. 2016/3901/L granted 10/04/2017 are outstanding and require details to be submitted for approval.

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