

Application ref: 2022/4382/L
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Date: 7 July 2023

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Alexander Martin Architects Limited
Unit 20
43 Carol Street
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NW1 0HT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
45 Hollycroft Avenue
London
Camden
NW3 7QJ

Proposal:
Installation of 3 x rooflights to rear roof slope, and internal alterations.

Drawing Nos: Heritage Statement; 214-EX-001; 214-EX-101; 214-EX-100; 214-EX-110; 214-EX-111; 214-D-500; 214-AP-111 REV A; 214-AP-110 REV A; 214-AP-101 REV A; 214-AP-120 REV A; 214-AP-100 REV A; 2022-0-HAL/02 REV P1; Clay Plain Tile Vent; 214-AP-100

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:

Heritage Statement; 214-EX-001; 214-EX-101; 214-EX-100; 214-EX-110; 214-EX-111; 214-D-500; 214-AP-111 REV A; 214-AP-110 REV A; 214-AP-101 REV A; 214-AP-120 REV A; 214-AP-100 REV A; 2022-0-HAL/02 REV P1; Clay Plain Tile Vent; 214-AP-100

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 The proposed rooflights on the rear elevation, hereby approved, shall be conservation style in design.

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.

- 5 The proposed uPVC roof tiles, hereby approved, shall only be installed on the north side elevation of the gable end roof, in accordance with the approved details 'Clay Plain Tile Vent'.

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 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer