

Application ref: 2023/2268/L
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Studio 303 Ltd
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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 lathe and lime plaster repairs to partially discharge condition 5 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: Planning Statement by Studio 303 Ltd dated May 2023.

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

Informative(s):

1 Reasons for granting approval-

Condition 5 requires details to be submitted for all repairs and replacement of historic timber and joinery, plasterwork, brickwork, lathe and plaster and stucco render, including details of the extent, method and specification of works by submission of specialist reports to the Council.

A detailed method statement prepared by a specialist sub-contractor for the repair and renewal of lathe and plasterwork has been submitted to partially discharge condition 5.

The method statement has been reviewed by the Council's Conservation Officer who has confirmed it is acceptable and has been prepared by a suitably qualified contractor. As such, the proposed methodology would safeguard the special architectural and historic interest of the building and condition 5 can be partially discharged.

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

As such, the details are in general 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 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