

Application ref: 2024/0542/L
Contact: Edward Hodgson
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Date: 15 May 2024

Development Management
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Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**7 Provost Road
London
NW3 4ST**

Proposal:

Details of dormer windows for partial discharge of condition 4 of listed building consent 2023/3198/L dated 30/11/2023 (for: Erection of single storey rear extension, replacement side conservatory, new door, enlargement of dormers, redecoration of facades, new front steps, new front boundary railings and alterations to front lightwell. Removal of partitions and doors at lower ground and second floors, and new doors and bathroom at ground and first floor)

Drawing Nos: Window details SK/0209 dated 02/02/2024

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

Window details SK/0209 dated 02/02/2024

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 This application seeks to partially discharge condition 4 of listed building application ref. 2023/3198/L dated 30/11/2023.

The submitted details are for the dormer windows only, and the details of the ground floor rear extension and front railings will be discharged at a later date.

The drawings indicate slim double glazed timber windows. Given the approved dormers are entirely new, and facing away from the front elevation of the building, they are considered acceptable, and no historic fabric would be altered.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting 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 2013.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The details are therefore in accordance with policy D2 of the Camden Local Plan 2017.

- 2 You are reminded that this application is for partial discharge only, and details of the front railings and all other doors and windows are outstanding and require details to be submitted.
- 3 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.

- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 2023.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer