

Application ref: 2025/0771/L
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Date: 4 April 2025

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Brian O'Reilly Architects
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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 Railings 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: Sketch of railings and gates received 03/03/2025

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

1 Reasons for granting consent:

Condition 4 of listed building consent ref 2023/3198/L requires details of the windows, doors and railings to the front boundary to be submitted. This application seeks the partial discharge of Condition 4 in relation to railing details only.

A sketch showing the proposed railing and gate has been submitted and reviewed by the Council's Conservation Team. The proposal would be in keeping with similar railings and gates found along the street and would be sympathetic to the listed host building and the wider conservation area. As such, the details are acceptable and the railing element of the condition can be discharged.

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 or on the character of the conservation area.

As such, the proposed details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that this application is for partial discharge only, and details of the doors and other windows are outstanding and require details to be submitted in accordance with Condition 4 of listed building consent 2023/3198/L dated 30/11/2023..

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer