

Tom Young
TYA
19 Bassett Street
London
NW5 4PG

Application Ref: **2013/7876/L**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

4 April 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:

Flat B
3 Highgate Road
London
NW5 1JY

Proposal:

Replacement of ground floor front windows with timber sash windows, installation of rear Juliet balcony and replacement of rear casement window with timber sash at ground floor level and internal alterations.

Drawing Nos: 1307-A-1-01; 1307-A-1-05; 1307-A-2-05; 1307-A-3-05; 1307-A-1-06; 1307-A-2-06; 1307-A-1-07; 1307-A-2-07; 1307-A-2-10 Rev A; 1307-A-3-10; 1307-A-1-11 Rev A; 1307-A-2-11 Rev A; 1307-A-2-12 Rev A

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

Conditions And Reasons:

- 1 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the



relevant part of the work is begun:

a) Plan, elevation and section drawings of new railings and balcony at a scale of 1:10 including materials, finish and method of fixing.

b) Plan, elevation and section drawings of all new windows and external door at a scale of 1:10 with typical glazing bar details at 1:1.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building 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 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building 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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building 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.

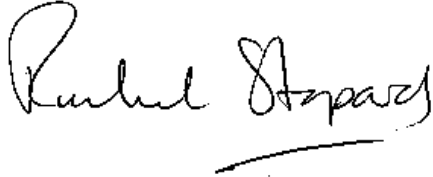
- 4 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy 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.

Informative(s):

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

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