

Mr Nicholas Simpson
Nicholas Lee Architects
34A Rosslyn Hill
London
NW3 1NH

Application Ref: **2013/2163/L**
Please ask for: **Miheer Mehta**
Telephone: 020 7974 **2188**

23 July 2013

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:
117 Albert Street
London
NW1 7NB

Proposal:

Erection of a single storey rear extension to replace the existing single storey conservatory and the removal of the existing rear dormer window to provide two smaller dormer windows to the existing rear roofslope, plus internal alterations.

Drawing Nos: OS map, Design, access and heritage statement, Basement Impact Assessment (provided by Cooper Associates dated April 2013), 1209/EE-001, 1209/EE-002, 1209/EP-001, 1209/EP-002, 1209/EP-003, 1209/EP-004, 1209/EP-005, 1209/ES-001, 1209/AE-001, 1209/AE-002A (dated 14/06/13), 1209/AP-001A (dated 14/06/13), 1209/AP-002B (dated 14/06/13), 1209/AP-003A (dated 14/06/13), 1209/AP-004, 1209/AP-005, 1209/AS-001A (dated 14/06/13).

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 Notwithstanding the drawings hereby approved, the existing opening between the kitchen and dining area at ground floor level shall be retained as existing and not increased in width and the existing door opening and door from the hallway into the kitchen must also be retained in situ.

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.

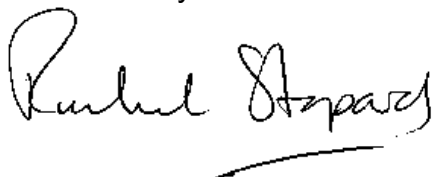
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

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.

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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