

Mr Lee Hopwood
Stiff and Trevillion
16 Woodfield Road
Maida Hill
London
W9 2BE

Application Ref: **2013/0086/L**
Please ask for: **Christopher Heather**
Telephone: 020 7974 **1344**

5 March 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:
36 Park Village East
London
NW1 7PZ

Proposal:

Amendments to planning permission granted 18/07/11 (ref: 2011/1434/P) for erection of side extension at basement, ground and first floor level, glazed conservatory infill at rear garden level, erection of a porch on North elevation and canopy with balcony at first floor level on rear elevation, alterations to fenestration and front boundary treatment including the creation of crossover to dwelling house (Class C3), namely to replace existing timber framed windows with new timber framed single glazed windows on front elevation and timber framed double glazed windows on side and rear elevations and alterations to design of some previously approved windows all in connection with existing dwelling (Class C3).

Drawing Nos: Existing window survey (Existing front elevation, Existing side elevation [north], Existing rear elevation); TP.2001A; TP.2002; TP.2003; TP.3000; TP.3000; TP.3001; TP.3002A; TP.3003; TP.3004; TP.3005A; TP.3006A; Photographic window survey; TP.0000; TP.1000C; TP.1001C; TP.1002C; TP.1003C; TP.2000C; TP.2001C; TP.2002D; Document entitled 'Slimlite double glazed units BS EN 1279 certificate.

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 All architectural features including e.g. cornices, architraves, skirting, floorboards, balustrades, and upper floor staircase shall be retained and repaired to match the original work unless shown on the drawings hereby approved.

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 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 all new doors including north elevation entrance door at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including a clear location of the new door and a photo of the existing door to be removed.

b) Drawings or samples of all new architectural details including 1:2 of all new skirting and cornicing including photos of the existing to be removed clearly marked on a floor plan. (other than where reinstatement is a repair to existing, which should be undertaken on a like for like basis in accordance with the approved drawings)

c) Detailed drawings showing the new boundary treatment, typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth

d) Plan, elevation and section drawings of the new staircases at a scale of 1:10

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

f) Details of any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification including new fire and sound insulation or additional structural works to the building

g) A method statement for the damp proofing the basement and shall be submitted to and approved in writing by the Council before works the relevant works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 4 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.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes, grilles, lighting, cameras or other appurtenances shall be fixed shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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.

- 7 Prior to the commencement of development a structural engineer's method statement for the development hereby approved shall be submitted to and approved in writing by the Council. The statement should include methods of excavation, construction and details of any works of making good to the historic fabric of the building. The development shall only take place in accordance with the detailed scheme approved agreed pursuant to this condition.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613