

Mr Ted Walters
Walters Consultancy Ltd
109 Castlehaven Road
London
NW1 8SJ

Application Ref: **2011/5217/L**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

20 December 2011

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:
40 New End Square
London
NW3 1LS

Proposal:

Internal and external alterations and additions to include erection of an additional storey above existing single storey rear extension and additional storey above existing 2 storey closet wing extension; creation of lightwell at front, and associated new opening for window at front basement level and replace window with door at rear ground floor of dwelling (Class C3)

Drawing Nos: Site location plan; NE 1.02 Rev 02, NE 02.02 Rev 01, NE 3.03, NE 3.04

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 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) Details of new fireplace in kitchen.

b) Elevation and section of proposed grille to front lightwell at a scale of 1:10.

c) Plan, elevation and section drawings of new windows to proposed study and bathroom at a scale of 1:10 with typical framing details at 1:1.

d) Plan, elevation and section drawings of new French doors and arch detail above at 1:10 with typical framing details at 1:1.

e) Section through proposed new flooring showing its relationship to the existing floorboards and skirting at 1:5.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The doors at ground floor level to be relocated, and their architraves, shall be retained and re-used.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting listed building consent.

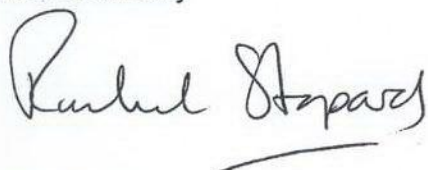
The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework 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 officers report

2 The brick course above the proposed French doors shall be arched to match the existing detail (which is incorrectly drawn on the existing drawings).

3 With regard to the condition 1(e) it would be expected that any historic floorboards are retained and any new timber floor laid above in a reversible manner.

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
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Mr Ted Walters
Walters Consultancy Ltd
109 Castlehaven Road
London
NW1 8SJ

Application Ref: **2011/5214/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

20 December 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted PLANNING

Address:
40 New End Square
London
NW3 1LS

Proposal:

Additions and alterations to include erection of an additional storey above existing single storey rear extension and additional storey above existing 2 storey closet wing extension; creation of lightwell at front, and associated new opening for window at front basement level and replace window with door at rear ground floor of dwelling (Class C3)

Drawing Nos: Site location plan; **NE 1.02 Rev 02, NE 02.02 Rev 01, NE 3.03, NE 3.04**

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



INVESTOR IN PEOPLE

Ref No 09982.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The side windows at first and second floor level to the rear three storey wing, and the picture window at first floor level to the two storey extension (as shown on Proposed AA Section on drawing NE_3.04), shall be non-openable and obscure glazed, and permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The details of the glazing to the picture window at first floor level to the two storey extension (as shown on Proposed AA Section on drawing NE_3.04) hereby approved shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include a sample of glass demonstrating its opacity and reflectiveness. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to prevent unreasonable overlooking, light pollution and reflection to neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: NE 02.02 Rev 01, NE 3.03, NE 3.04.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 5 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the

London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

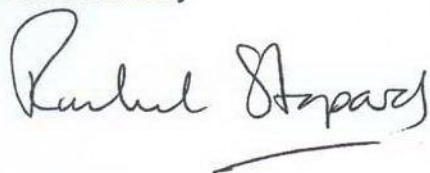
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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