

Mr Charles Tashima
Charles Tashima Architecture
39 Fairmead Road
London
N19 4DG

Application Ref: **2012/5457/L**
Please ask for: **Philip Neising**
Telephone: 020 7974 **1908**

6 December 2012

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:
4 Grove Terrace
London
NW5 1PH

Proposal:

Internal and external works in connection with the reinstatement of the single family dwellinghouse (Class C3), involving the erection of a replacement single storey rear extension with roof terrace, changes to the fenestration and other associated internal and external works.

Drawing Nos: 001EX; 100.1EX; 100.1PR; 100EX/PR; 101EX-A; 101PR-A; 102EX; 102PR-A; 103EX; 103PR-A; 104EX-A; 104PR-A; 105EX; 105PR; 106EX; 106PR; 200EX; 200PR-A; 201EX; 201PR-A; 202EX/PR-A; 203EX/PR; 204EX/PR-A; 300-A; Design and Access and Heritage Statement dated 8 October 2012 prepared by Charles Tashima Architecture.

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 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.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

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

b) Samples and manufacturer's details of all new facing materials to be provided on site and retained on site during the course of the works.

c) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

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

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 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.

- 2 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.

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