

Mrs Jean OBrien
TouchstoneCPS
2 Crescent Office Park
Clarks Way
Bath
Avon
BA2 2AF

Application Ref: **2012/4465/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

22 November 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:

**184
186 & 188 North Gower Street
London
NW1 2NB**

Proposal:

Repair, alteration and cleaning of exterior of building, including the replacement of waterproof membrane to balconies, installation of draught strips to existing sash windows, and installation of a damp proof membrane to front lower ground level and rear courtyard area.

Drawing Nos: Site Location Plan; Window Drawing 1 dated 11 September 2012; letter from MHBC dated 23 July 2012; heritage statement; drawing no 662/800; email dated 12 November 2012; 1 x photograph.

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 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.

- 3 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.

- 4 Details, including detailed drawings, 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) Clear floor plans and sections at 1:20 which highlight the proposed position of the liquid damp proof membrane, and a manufacturers' specification which demonstrates the method of fixing and the finish.

b) Full details of the proposed methodology for the cleaning of the building.

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 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 Please be aware that a chemical, abrasive or concentrated jet method of cleaning is unlikely to be considered to be acceptable. A light water wash and manual brush down is considered appropriate.
- 2 Reasons for granting listed building consent. [Delegated]

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.

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