

Mr Jo Maudsley
Charlton Brown Architects
The Old Chapel
4a Shepherds Walk
Hampstead
London
NW3 5UE

Application Ref: **2012/4090/L**
Please ask for: **Craig Raybould**
Telephone: 020 7974 **2060**

11 October 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:
3 The Mount
London
NW3 6SZ

Proposal:

Demolition of existing extensions at rear ground floor level (utility room and kitchen link), the enlargement of the existing kitchen extension and the erection of new glass extension at rear ground floor level, replacement of garage door and replacement glazing to studio.

Drawing Nos: Site Location Plan; 1198/S 01A; 1198/S 02; 1198/S 03; 1198/S 04A; 1198/S 05; 1198/S 06; 1198/S 07A; 1198/S 08A; 1198/P2 AP 01; 1198/P2 AP 02A; 1198/P2 AP 03; 1198/P2 AP 04A; 1198/P2 AP 05; 1198/P2 AP 06; 1198/P2 AP 07A; 1198/P2 AP 08A; 1198/P2 AP 09; 1198/P2 AP 10; 1198/P2 AP 11; 1198/P2 AP 12; 1198/P2 SK.25.09.12; 1198/P2 SK 01.10.12A; 1198/P2 SK 01.10.12B.

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 (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 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 It is noted that works have commenced on the internal refurbishment of the property and that the extent of these works including removal of sections of plaster (including some areas of original lathe and plaster) lifting of floorboards, removal of some areas of skirting and cornicing, are considered to be of the extent that may affect the special architectural and historic interest of the building and therefore require listed building consent.

It is a criminal offence to execute or cause the execution of unauthorised works to a listed building (see Sections 7-9 of the Planning Listed Buildings & Conservation Areas Act 1990). Any person found guilty of such an offence may be liable prosecution proceedings. In this regard you are advised that an enforcement investigation has been opened and that any further works are carried out at the risk of those executing or causing the execution of the works.

- 2 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

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