

Mr Patrick Walsh
Huntsman Eldridge Surveyors
17 Devonshire Mews
London
W4 2HA

Application Ref: **2012/2707/L**
Please ask for: **Richard Black**
Telephone: 020 7974 **4282**

3 August 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:
21 Frognal Lane
London
NW3 7DB

Proposal:

Erection of single storey rear ground floor level extension with rooflight, new steel staircase between ground floor and basement and replacement of window with door in existing rear basement lightwell all in connection with existing residential dwelling (Class C3).

Drawing Nos: Site Location Plan; Drawing No(s) (Prefix 668) E01D, P05B, P07, P08B.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 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) 1:10 scale plan showing typical details (plans, sections, elevations) of the junctions of the proposed extension with the existing house including roof and walls;

- b) 1:10 scale typical plans, sections and elevations of the new-build elements of the extension including the eaves (showing the zinc cladding), glazing details including typical mullion, door frames (if applicable), and heads and jambs of door elements including the zinc cladding;

- c) Submission of drawings (1:10 plan, section, elevation) showing the proposed basement lightwell door in its context, to ensure that the door is set behind a reveal of a depth matching the depth of the reveals of the adjacent windows.

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.

- 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 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 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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