

Ms Mary Reed
Lower ground floor flat
54a Oakley Square
London
NW1 1NJ

Application Ref: **2011/3584/L**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

11 June 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:
Flat A
54 Oakley Square
London
NW1 1NJ

Proposal:
Excavation of rear garden and relocation of retaining wall with safety rails and lighting to create two garden areas to existing flats (Class C3) and repair works to rear garden walls.
Drawing Nos: Site Location Plan (ordnance survey base); Existing and proposed site plans; #1; #2; #3; #4; #5; Photo A9; Photo A10; Photo A11; Arboriculture Impact Assessment by Custom Cutters Tree Specialists Ltd dated February 2012; and List of Materials/Measurements.

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 drawings 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 The existing small flight of steps on the east side of the garden shall be retained so as to minimise intervention to the historic garden boundary wall.

Reason: 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.

- 5 The proposed railings skirting the walkway from the upper ground floor flat should match the existing balustrade on the external staircase in terms of materials, finish and detailing, ie be constructed from steel with a black painted finish.

Reason: 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 officer's report

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