

Kiu Samii  
QADC Ltd.  
32 Donovan Court  
107 Drayton Gardens  
London  
SW10 9QT

Application Ref: **2012/2260/L**  
Please ask for: **Ben Le Mare**  
Telephone: 020 7974 **1278**

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:  
**23 Park Square East**  
**London**  
**NW1 4LH**

#### **Proposal:**

Construction of a connecting lobby extension in front lightwell beneath steps to front door, alterations to windows and doors at rear lower ground floor level and internal alterations all in connection with existing dwellinghouse (Class C3).

Drawing Nos: Site Location Plan (23PSE/LOC/01); 23PSE/EX-DEM/01; 02; 03; 04; 05; 23PSE/PR-CON/01D; 02D; 23PSE/PR/03C; 04A; 05B; 23PSE/DET/01; 02A; 23PSE/JD12/01; 23PSE/JD13/01; 02; 23PSE/JD14/01;02; 23PSE/JD15/01; 23PSE/JD16/01; 02; 23PSE/MW/01A; Historic Buildings Report (QADC Limited, April 2012).

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 Notwithstanding the drawings hereby approved permission is not granted for removal of the fireplace within the second floor front dressing room or within the 3rd floor rear bedroom.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All doors to be retained and blocked up shall be locked and the architrave and doorframe shall be preserved in its existing condition.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and 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

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to

Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

**Disclaimer**

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