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Application Ref: **2011/6143/L**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

6 February 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:  
**37 Downshire Hill**  
**London**  
**NW3 1NU**

#### Proposal:

Alterations in connection with the installation of side porch and conservatory at rear lower ground floor level, alterations to windows, installation of photovoltaic panels on roof, and minor internal alterations to dwelling house (Class C3).

Drawing Nos: Site Location Plan(Ref: 37DH/SP1); 37DH/P1; S1; S2; S3; S4; S5; S6; S7; S8; S9; S10; S11; (37DH) 01; 02; 03; 04; 05; 06; 07; 08 Rev A; 09 Rev A; 10; 11 Rev A; 12; S12; Design and Access Statement dated 28th November 2011 (Ref:37DH/DS1)

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 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) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

The new doors shall include new jib door to wet room at ground floor level and timber and glazed screen beneath ground floor entrance bridge.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

c) Detailed Plans showing how the photovoltaic panels will be affixed to the roof

D) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

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.

- 5 The door bell mechanism located close to the new door at lower ground floor level

should be protected during, and retained in working order following completion of the works.

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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