

Mr Neil Cartwright
5 Belsize Lane
London
NW3 5AD

Application Ref: **2011/4021/L**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

20 December 2011

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:
**5 Belsize Lane
London
NW3 5AD**

Proposal:

Erection of a lower ground floor level curved, glazed extension attached to a new two-storey plus semi-basement side extension (following demolition of the existing ground and first floor side extension), to existing dwelling house (Class C3).

Drawing Nos: Site Location Plan; 1007-005 Rev B; 1007-006 Rev B; 1007-007 Rev B; 1007-008 Rev A; 1007-009; 1007-010; 1007-011 Rev P; 1007-012 Rev K; 1007-013 Rev N; 1007-014 Rev F; 1007-015 Rev N; 1007-016 Rev L; 1007-018 Rev F; 1007-019 Rev C; Structural Report dated May 2011;

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 The details of the following materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. In respect of the following, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved:

- a) Plan elevation and section drawings of proposed garden room at 1:20 and section details at 1:1 of the framing/joints for the glazing, doors and roof.

- b) Section drawings at 1:1 of all new external mouldings;

- c) Plan elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1;

- d) Sample render for the proposed extension;

The relevant part of works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area 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 DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:-In overall terms it is considered that the proposed scheme represents a high quality design and sensitive additions and alterations to an existing building. The proposed alterations and extensions to the building are considered to respect the host listed building whilst preserving the character and appearance of the conservation area.

- 2 You are advised that the associated planning application (app ref. 2011/4019/P) has been resolved to be granted planning permission by members of the Development Control Committee on 15/12/2011; however this decision is subject

to the successful conclusion of a Section 106 Legal Agreement. For further information, please contact the Council's Legal Services department on 0207 974 1947.