

Mr Ted Walters
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109 Castlehaven Road
London
NW1 8SJ

Application Ref: **2011/5217/L**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

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:
**40 New End Square
London
NW3 1LS**

Proposal:
Internal and external alterations and additions to include erection of an additional storey above existing single storey rear extension and additional storey above existing 2 storey closet wing extension; creation of lightwell at front, and associated new opening for window at front basement level and replace window with door at rear ground floor of dwelling (Class C3)

Drawing Nos: Site location plan; NE 1.02 Rev 02, NE 02.02 Rev 01, NE 3.03, NE 3.04

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 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) Details of new fireplace in kitchen.

b) Elevation and section of proposed grille to front lightwell at a scale of 1:10.

c) Plan, elevation and section drawings of new windows to proposed study and bathroom at a scale of 1:10 with typical framing details at 1:1.

d) Plan, elevation and section drawings of new French doors and arch detail above at 1:10 with typical framing details at 1:1.

e) Section through proposed new flooring showing its relationship to the existing floorboards and skirting at 1:5.

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The doors at ground floor level to be relocated, and their architraves, shall be retained and re-used.

Reason: In order to safeguard the special architectural and historic interest of the building 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 DP25 (Conserving Camden's heritage) 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy 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). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

2 The brick course above the proposed French doors shall be arched to match the existing detail (which is incorrectly drawn on the existing drawings).

3 With regard to the condition 1(e) it would be expected that any historic floorboards are retained and any new timber floor laid above in a reversible manner.

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