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Application Ref: **2011/3254/L**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

4 November 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:

**20 Downshire Hill  
London  
NW3 1NT**

Proposal:

Internal and external alterations in association with erection of replacement two storey rear extension at ground and first floor levels and excavation of enlarged basement level to single family dwellinghouse (Class C3).

Drawing Nos: 20DOW-001 Rev P2; 20DOW-002 Rev P2; 20DOW-003 Rev P1; 20DOW-010 Rev P2; 20DOW-011 Rev P2; 20DOW-020 Rev P2; 0DOW-021 Rev P2; 20DOW-030 Rev P2; 0DOW-100 Rev P4; 20DOW-101 Rev P5; 20DOW-110 Rev P2; 20DOW-200 Rev P4; 20DOW-201 Rev P2; 20DOW-202 Rev P1; 20DOW-300 Rev P4; 20DOW-900 Rev P1; 20DOW-901 Rev P1; SK-01 Rev P1; Structural Engineering Notes to Finkernagel Ross Architects' Planning Application Ref 210660 Rev P2, dated 24/06/2011; Additional Notes to Structural Report (Ref. 210660 Rev P2) Rev P1, dated 26/08/2011; Groundwater Impact Assessment ref 1125/R1 dated August 2011; Schedule of works & justification statement dated 24/06/2011 Rev P2.

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 (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 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.

- 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 at 1:10 of new stair from ground to first floor.

b) Plan, elevation and section drawings, including architrave all new doors opening within the original part of the house.

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.

### Informative(s):

- 1 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.
- 2 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.

#### **Disclaimer**

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