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Application Ref: **2010/4930/L**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

18 July 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Renewal of Listed Building Consent Granted

Address:

**Wildwood Lodge
9 North End
London
NW3 7HH**

Proposal:

Renewal of listed building consent (ref 2007/2896\L) granted on 01/10/2007 for the erection of a replacement garage with rear courtyard and lightwell, and excavation of additional basement level to provide a swimming pool and ancillary plant, as an amendment to the listed building consent dated 7/11/06 (Ref: 2006/3957/L) for demolition of one and two storey rear extensions, side garage and side conservatory and erection of replacement two storey plus basement rear extension with pitched roof, one storey rear kitchen extension, single storey west side extension and single storey east side conservatory extension, plus associated external and internal alterations, and alterations to front boundary wall.

Drawing Nos: 025/A/0100- 0119, 0130, 0131A, 0132A, 0133B, 0134A, 0135A, 0136B, 0140B, 0141B, 0142B, 0143B, 0144, 0001, 0004, 0005, 0006, 0007, 0008, 0009, 0201, 0220, 0221B, 0222A, 0223, 0224A, 0226, 0227, 0228, 0229A;

Ground investigation at 9 North End- letter by Ground Engineering dated 24.1.2008;
Structural Appraisal by TWA (GB/8250- Version 1.0 dated 19th May 2011);



The Council has considered your application and decided to grant Renewal of 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. In particular, notwithstanding the details shown on the plans hereby approved, the new garage block shall have brick walls to match adjoining walls and not render.

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 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) Typical details of new boundary railings at a scale of 1:10.
- b) Plan, elevation and section drawings of typical doors, windows and drip mouldings at a scale of 1:10.
- c) Plan, elevation and section drawings of typical eaves and parapets at a scale of 1:20.
- d) Plan, elevation and section drawings of joinery for the conservatory at a scale of 1:10.
- e) Samples and/or manufacturer's details of new facing materials for the rendered blockwork, roof tiles and rainwater goods, to be retained on site during the course of the works.

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.

Informative(s):

1 Reasons for granting listed building consent. [Delegated]

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 In relation to condition 2 above, you are advised that any work to the historic chimneybreast and stack, which rises up between the snug and kitchen, and at first floor through the private living room, must be carried out with a lime and sand mortar. No cement must be used, in order to protect the historic brickwork.
- 3 You are advised that no works should commence on site until full planning permission with associated S106 legal agreement has been granted for this scheme (see concurrent planning application ref 2010/4924/P).

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