

Mr Thomass Sibert
86 Fortess Road
London
NW5 2HJ

Application Ref: **2010/3622/L**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

15 September 2010

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:
**86 Fortess Road
London
NW5 2HJ**

Proposal:
Restoration and replacement of wooden windows on front (west) elevation at upper ground, first and second floor level of maisonette (Class C3).

Drawing Nos: Site Location Plan; HJ.01; Cutting List Diagrams; Door Component List dated 26-05-2010.

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006; 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 Development Plan.

- 3 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.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006; 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 Development Plan.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (Listed buildings); London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and London Borough of Camden Local Development Framework Development Policies Development Plan, 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

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613