

Kasia Piotrowska  
Formwork Architects Ltd  
47 St Johns Wood High Street  
London  
NW8 7NJ

Application Ref: **2009/5088/L**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

27 April 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:  
**1 Elm Row,  
London,  
NW3 1AA**

Proposal:  
Internal and external alterations including the enlargement of existing cellar to create additional basement area and two lightwells to the front elevation of existing dwelling (Class C3).

Drawing Nos: Site location plan; 358/L/01; 03; 04; 05A; 06D; 07A; 09; 10; Planning and Heritage Policy, Design and Access Statement; Construction Method Statement; Design Method Statement.

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 B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 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 B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 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 all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings. This should include the new opening in the existing cellar and contain details of the structural works required to form the opening.

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) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

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 B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report.

- 2 No works associated with this consent shall take place until the Section 106 Legal Agreement associated with Ref: 2009/5082/P has been concluded.

**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***