

Sebastien Sandler
Xul Architecture
102 Belsize Lane
Ground Floor
London
United Kingdom
NW3 5BB

Application Ref: **2009/5444/L**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

19 January 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:
2A Pilgrim's Lane
London
NW3 1SL

Proposal:

External and internal alterations in association with erection of three dormer windows at roof level on south-west elevation and two on north-east elevation (following removal of existing dormer roof extension), installation of new window at first floor level on north-west elevation, provision of balcony at ground floor level and new door at basement floor level on south-west elevation, including associated partial excavation and garden landscaping works, all to single family dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; ESP-01 Rev 00; DSP-01 Rev 01; PSP-01 Rev 02; EX-01 Rev 00; EX-02 Rev 00; EX-03 Rev 00; EX-04 Rev 00; EX-05 Rev 00; EX-06 Rev 00; EX-07 Rev 00; EX-08 Rev 00; EX-09 Rev 00; EX-10 Rev 00; EX-11 Rev 00; EX-12 Rev 00; EX-13 Rev 00; DM-01 Rev 01; DM-02 Rev 01; DM-03 Rev 00; DM-04 Rev 00; DM-05 Rev 00; DM-06 Rev 02; DM-07 Rev 01; DM-08 Rev 02; DM-09 Rev 00; DM-10 Rev 01; DM-11 Rev 01; DM-12 Rev 01; DM-13 Rev 01; PA-01 Rev 01; PA-02 Rev 01; PA-03 Rev 01; PA-04 Rev 00; PA-05 Rev 02; PA-06 Rev 02; PA-07 Rev 02; PA-08 Rev 02; PA-09 Rev 02; PA-10 Rev 02; PA-11 Rev 01; PA-12 Rev 02; PA-13 Rev 01; Arboricultural Report, dated 15/10/2009; Arboricultural Impact Assessment & Method Statement, dated 08/11/2009;



English Heritage Dormer Window Listed Building Guidance Leaflet; Heritage Statement, dated November 2009.

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 conditions 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 drawings 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) new fire places (including details of dimensions);
- b) new cornices;
- c) new handrail to stairs;
- d) rooflights (including a section at scale 1:20);
- e) proposed glazed circular opening on ground floor (elevation and section at scale 1:10);
- f) section through floor showing proposed underfloor heating, floor boards and skirting (at scale 1:5);
- g) details of service runs for all new bathrooms/kitchens, demonstrating the

relationship of new pipework and vents with the structure of the building (at scale 1:50 and including both plans and elevations).

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 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 You are advised that the specification for underfloor heating (YBS Insulation Superfloor x 4 pages (CI/SfB (47) Rn7) has not been approved as part of this consent. It is advised that the removal of skirting will not be supported by the Council; please refer to condition 4f for more details.
- 3 You are advised that double glazing is not considered to be acceptable at this site and this consent has not approved the provision of double glazing.
- 4 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.

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