

Mr Andrea Carbogno
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Application Ref: **2009/4022/L**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 **5562**

16 November 2009

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:
33 Pond Street
London
NW3 2PN

Proposal:

Alterations in association with a new rear basement extension, replacement of the existing rear ground floor extension and the removal of the existing basement level conservatory plus internal alterations to single dwelling house

Drawing Nos: 33/PS/001; S101; S102; S103; S104; S105; S201; S302 (Sec AA); S302 (Sec BB); S303; S304; X101; X102; X103; X104; P101; P102A; P103; P104; P105A; 201; P301; P302A; P303A; P304; P401; P402; P404; P405; P501; Arboricultural Impact Assessment Report (18/09/09).

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 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (General Design Principles), B6 (Listed Buildings) and B7 (Conservation Areas) 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 The design and access statement submitted with the application refers to proposed cleaning of the external brickwork of the property but no further details were provided. Please be aware that this consent does not refer to the cleaning works and that further listed building consent may be required.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

Disclaimer

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