

Mark Ruthven
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Kentish Town
London
NW5 3NE

Application Ref: **2008/4897/L**

Please ask for: **John Sheehy**

Telephone: 020 7974 **5649**

18 March 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:

Mount Vernon House

Mount Vernon

London

NW3 6QR

Proposal:

Revisions to listed building consent granted 12/03/08 (2007/5727/L) for enlargement of the existing lower ground floor, partly below the existing dwelling house and partly below rear garden area, including a new lightwell on the southeast elevation, extension of the existing terrace above the new basement and the erection of a single storey glazed addition on the southwest rear elevation, and internal alterations at lower ground floor level, namely reinstatement of the front boundary wall and gate (following temporary removal during construction), alterations to rear entrance door and associated landscaping works.

Drawing Nos: MVH-X-001; 002; 003; 100; 101A; 200; 201; 204; MVH-P2-001; 100 A; 101 A; 102 A; 130; 200; 201 A; 203; 204; 300 A; 400; 401; 402; 403 A; 410A; 411A; 900. Tree Survey by Patrick Stileman Ltd dated 02/12/08 (ref. DS26110801); Letter from Mark Ruthven dated 26/02/09; Deep Caramelised American White Ash Sample (Arden Hodges Ltd); and Copper Oxide sample (KME-TECU Classic).



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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Detailed drawings and/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 areas of works to be affected by the rebuilding of the front wall, to allow for the excavation of the basement via the front of the site (scale 1:20).

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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 All bricks removed from that section of listed wall to be dismantled shall be set aside and retained on site for re-use and may only be discarded with the prior written approval of the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the listed wall in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The reused and replacement brick used for reinstatement of the boundary wall shall match the existing brickwork, in terms of colour and texture and size, of the historic wall and shall be approved in writing by the local planning authority prior to any work being carried out to reinstate the wall. The replacement brick shall be justified in writing as part of this approval of details based on careful consideration of the bricks on the entire length of the wall.

Reason: In order to safeguard the special architectural and historic interest of the listed wall in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 A sample panel of the replacement brick, as approved by the local planning authority under Condition 5, shall be provided on site, setting out the appropriate joints, bond and mortar mix to match that of the historic wall.

Reason: In order to safeguard the special architectural and historic interest of the listed wall in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The front boundary wall shall be reinstated in full accordance with the consent hereby approved prior to the first occupation of the new basement accommodation hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the listed wall in accordance with the requirements of policy B6 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

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