

Mr Nicholas Fleming  
Canaway Fleming Architects  
The Dutch House  
307-308 High Holborn  
LONDON  
WC1V 7LL

Application Ref: **2009/0173/L**

Please ask for: **John Sheehy**

Telephone: 020 7974 **5649**

10 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:

**13B West Heath Road  
London  
NW3 7UU**

Proposal:

Erection of single storey glazed rear extension following removal of existing conservatory, internal alterations and changes to the elevation of the garage of the dwellinghouse.

Drawing Nos: 051/A/0100 C: 0101A A: 0101B A: 0101C A: 0101D A: 0102A A: 0102B A: 0102C A: 0103 B: 0104A A: 0104B A: 0105B A: 0105C A: 0105D A: 0106A A: 0106B A: 0106C A: 0107 B: 0108A B: 0108B B: 0110 A: Development Site Tree Report ref.MP1015R/bk.

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 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 external doors (including the sliding doors on the single storey rear extension hereby approved) at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- b) Detailed sections and elevation of all new joinery including doors, dados, architraves and skirting along with corresponding floor plans

- c) Detailed sections and elevation of all new decorative plasterwork including cornices with corresponding floor plans.

- 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 then be carried in accordance with the approved details

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 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 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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