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Application Ref: **2007/5338/L**
Please ask for: **Victoria Fowlis**
Telephone: 020 7974 **2659**

24 January 2008

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:
9 Downshire Hill
London
NW3 1NR

Proposal:
Dismantling of rear wall, partially collapsed rear wing and front side wing to stabilise the property.
Drawing Nos: Site Plan 2126-24APR07-03; Summary of proposals dwg; SK1; SK2; SK3; SK4; Report on Visual Survey Issue 3.

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

- 4 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and a method statement, indicating the proposed method of ensuring the safety and stability of No 8 Downshire Hill and the building fabric of No 9 Downshire Hill to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and method statement 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.

- 5 The following loose items shall be retained on site and stored in a secure place until their reinstatement as part of the works hereby approved:

- a. Any salvageable bricks, which should be stacked neatly on site for reuse in any proposed reinstatement works.
- b. Double hung sash windows, and surviving joinery incl. doors, architraves which are removed during the demolition and propping; these should be placed in a secure dry place on site for reinstatement as part of any proposed reinstatement works.
- c. Cast iron rain water goods.

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.

- 6 A report recording architectural features including plasterwork, joinery, and finishes should be prepared noting the location, condition and, where they have been removed, the storage arrangements.

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.

- 7 In the absence of any outstanding consent for repair of the building, the reinstatement in facsimile of the dismantled elements shall be undertaken and completed no later than three years from the date of this consent.

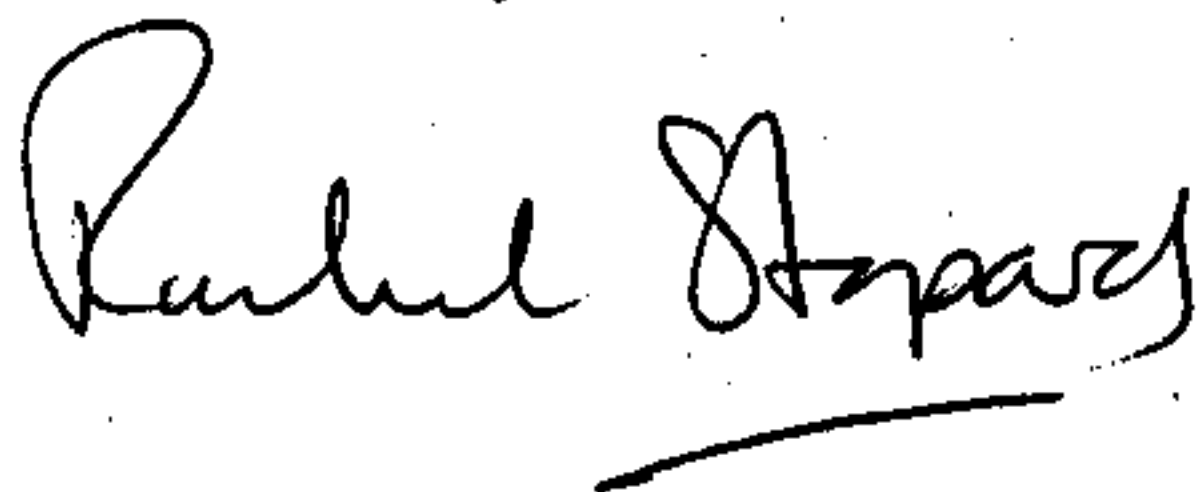
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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