

Mr & Mrs Gerard Ryan
86 Buckingham Road
London
N1 4JE

Application Ref: **2014/4017/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

26 September 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15B Rowley Way
London
NW8 0SF

Proposal:
Internal alterations to flat including the removal of a non-original stud partition at upper ground level, re-use and repositioning of sliding doors at the lower and upper ground levels, and replacement of non-original kitchen fittings.

Drawing Nos: Site location plan; schedule of works with photographs; heritage statement; drawings 2A, 2B, 2C (original layout plans, existing and proposed floor plans, all lower and upper ground floor).

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed internal alterations seek to remove a non-original stud partition between the front and rear rooms at upper ground level, to refurbish and reuse the original sliding partitions between the front and rear rooms at this level, to reposition the original sliding partitions at lower ground level back to their original position after the removal of non-original double doors into the rear room, and to replace the non-original kitchen fittings in the same position.

The proposal will not involve the loss of or alteration to any significant historic fabric, and seeks to reuse and reinstate altered and missing features, in particular the highly significant sliding partitions. The proposed works are in accordance with the Alexandra Road Estate Management Guidelines. The proposal is therefore considered to preserve the special architectural and historic interest of the listed building.

The site's planning history was taken into account when coming to this decision. Flexible authorisation was received from English Heritage, and no other representations were received as a result of public consultation.

Special regard has been attached to the desirability of preserving the listed building and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy

DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment